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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 87

Notary Public

MY COMMISSION EXPIRES: 10-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Geelan (NAME)	Third National Mortgage Company (NAME)	75 3
544 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	43
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	04D 24286

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph F. Rodgers and Audrey A. Rodgers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Geelan and Rebecca C. Geelan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Andrew Jackson Parkway, common corner of Lots Nos. 135 and 136; thence with the line between said lots northwestwardly 147.44 feet to a concrete monument at the rear corner of Lots 135, 136 and 137; thence with the line between Lots Nos. 135 and 137, north eastwardly 151.16 feet to a point in the southwesterly margin of Albany Drive; thence with the margin of same southeastwardly 100.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.98 feet to a concrete monument in the northerly margin of Andrew Jackson Parkway; thence with the margin of same, southwestwardly 126.14 feet to the point of beginning.

Being the same property conveyed to Joseph F. Rodgers and wife, Audrey A. Rodgers by deed from Donis E. Rice and wife, Laura E. Rice of record in Book 4514, Page 590, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4181, page 95 said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is unimproved ( ) xx improved ( ) property, known as 544 Albany Drive, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 21st day of January, 19 87

Joseph F. Rodgers

Audrey A. Rodgers

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph F. Rodgers and wife, Audrey A. Rodgers

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of January 19 87

Commission expires 10-1-87

H. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

87775

IDENTIFICATION REFERENCE

JAN 28 10 46 AM '87

HARRY W. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Joseph F. Rodgers and wife,

Audrey A. Rodgers

TO

John H. Geelan and wife, Rebecca

C. Geelan

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

810.00- CANT.
246.40 CSTAX
.50 PRFE
6.00 WDEE
CHECK 252.90-
378CA01/29/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8775

IDENTIF. REFERENCE

JAN 28 10 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39294