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Bet 53

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Mary C. Albert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 1988

Carolyn Dalfo
Notary Public

MY COMMISSION EXPIRES: 3/8/88

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WILLIAM B. GEIGER	THE LOMAS & NETTLETON COMPANY	MAP 72-16
(NAME)	(NAME)	
1505 Harwood Drive	4460 CORPORATION LANE	PARCEL 153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	VIRGINIA BEACH, VA 23462	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, RONALD G. MADISON and wife, CAROL L. MADISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. GEIGER and wife, CONNIE Y. GEIGER

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. 86 on the Map of Part Two, Porter Heights Subdivision, of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 76 feet on the easterly side of Harwood Drive and runs back between lines 160.4 feet on the north line and 170.2 feet on the south line to a dead line in the rear, measuring 76.6 feet thereon.

Being the same property conveyed to Ronald G. Madison and wife, Carol L. Madison, by deed of record in Book 5975, page 876, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume the unpaid principal balance of a Note secured by a Deed of Trust of record in Book 5975, page 879, Register's Office for Davidson County, Tennessee.

46759

IDENTIFICATION REFERENCE

JUL 6 12 51 PM '88

FELIX P. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1505 Harwood Drive, Nashville, TN 37206
(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 heir 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 covey 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 our hand this 5th day of July, 19 88

Carol L. Madison
CAROL L. MADISON

Ronald G. Madison
RONALD G. MADISON

William B. Geiger
WILLIAM B. GEIGER

Connie Y. Geiger
CONNIE Y. GEIGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD G. MADISON AND WIFE, CAROL L. MADISON AND WILLIAM B. GEIGER AND WIFE, CONNIE Y. GEIGER

the bargainor s, 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 Goodlettsville, Tennessee, this 5th day of July 19 88

Commission expires 3/5/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

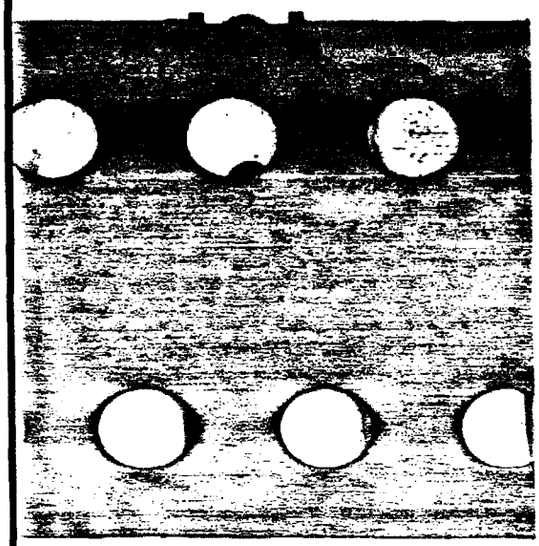
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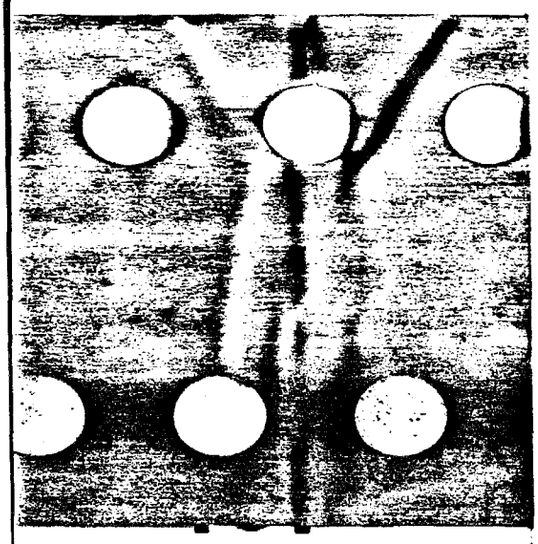
TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

4114 07/06 0101 03CHECK 183.05





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 7 5 9

IDENTIFI REFERENCE

JUL 6 12 51 PM '98

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

CAMT	53500.00
CON TX	176.55
PRFEE	0.50
WDEED	6.00
TOTAL	183.05
CHECK	183.05

07/06/98 01 12:52 0001 4114

No.109979