BOOK 7972 PAGE 170

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Prepared by:
THE LAW OFFICE OF
GEORGE H. THOMPSON, III
112 Stahlman Building
Nashville, Tennessee 37201

IDENTIF. REFERENCE

OCT 31 2 54 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RUSH

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 135-01
William B. Geiger	Grand Prarie S&L Assn.	Parcel 30
and Edward E. Capps	P.O. Box 956	02DU 08520
1105 Spearspoint Drive	Stuttgart, AK 72160	
Hendersonville, TN 37075		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **TWENTY SEVEN THOUSAND ONE HUNDRED NINETY TWO DOLLARS AND THIRTY THREE CENTS ($27,192.33)**, cash in hand paid by the within named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the unpaid balance of a certain indebtedness payable to **GRAND PRAIRIE SAVINGS AND LOAN ASSOCIATION** in the approximate amount of $5,309.67, which Deed of Trust is evidenced by record in Book 3812, Page 258, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions thereof;

RUSSELL R. SKOMP, GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **WILLIAM B. GEIGER** and **EDWARD E. CAPPS**, GRANTEES herein, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 159 on the Plan of Town Park Estates, as of record in Book 3300, Pages 64 & 65, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly margin of DeVille Drive at the corner of Lot Nos. 159 and 160 on said plan; thence with the line between said two lots southwestwardly 135.5 feet to the corner of Lot Nos. 158, 159, and 160; thence with the line between said Lots Nos. 158 and 159, northwestwardly 133.83 feet to a point on the southeasterly margin of Town Park Drive; thence with same northeastwardly 94 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.27 feet to a monument on the southerly margin of said DeVille Drive; thence with same southeastwardly 101 feet to the beginning.

BEING the same property conveyed to Russell R. Skomp from Theodore E. Carver, Successor Trustee, of record in Book 4741, Page 423, Register's Office for Davidson County, Tennessee. This conveyance is being joined by Paula W. Skomp, spouse of grantor for the purpose of conveying any and all rights she may have by virture of marriage to the grantor.

THIS conveyance is subject to easements and restrictions of record in Books 330, Pages 64 & 65, Book 3400, Page 120, Book 3436, Page 43, Register's Office for Davidson County, Tennessee. Further, this conveyance is by assumption of and is subject to the Deed of Trust of

Record in Book 3812, Page 258, for which Grantees agree to assume and be responsible for payment of the outstanding mortgage balance payable to Grand Prairie Mortgage Company with an approximate balance in the amount $5,309.67.

This is improved property known as 300 Town Park Drive, Nashville, Tennessee 37217.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his 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.

WITNESS our hands this 31st day of October, 1989.

Russell R. Skomp
RUSSELL R. SKOMP

Paula W. Skomp
PAULA W. SKOMP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL R. SKOMP** and wife, **PAULA W. SKOMP**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 31st day of October, 1989.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 1/21/90

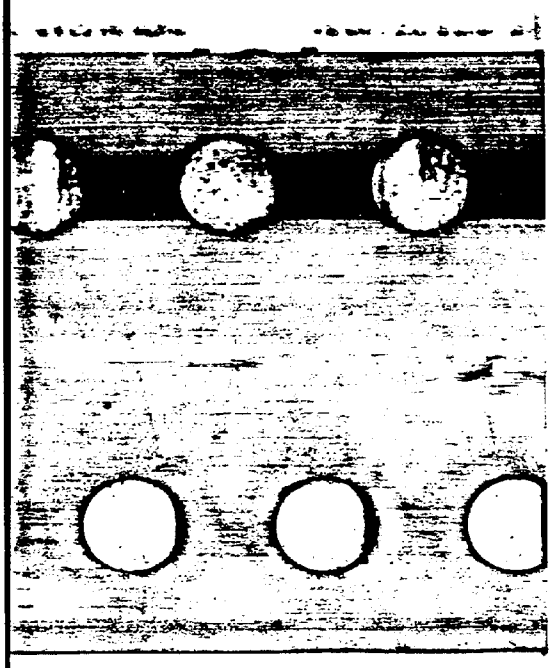
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

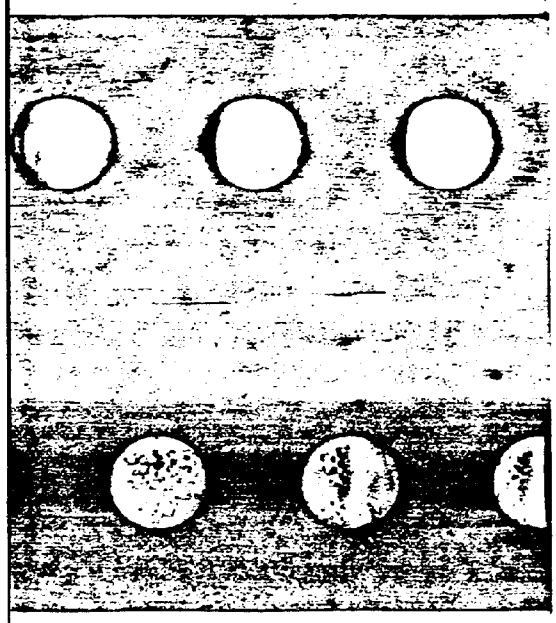
The actual consideration for this transfer or value of property (whichever is greater) is **THIRTY TWO THOUSAND FIVE HUNDRED AND TWO ($32,502.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Edward E. Capps
AFFIANT

SWORN to and **SUBSCRIBED** before me this 31st day of October, 1989.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 1/21/90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7972 PAGE 172

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
			CAMT 32502.00	
			CON TX 107.25	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL ~~114.25~~	
			CHECK ~~114.25~~	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/89 01 14:55 0001 0527

78049

IDENTIF. REFERENCE

OCT 31 2 54 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262617