BOOK 7988 PAGE 551

FORM No. WD-1

AFTER BOX 46

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Paul L. Geddes Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul L. Geddes, Jr.	First Republic Mortgage Corporation	133-12-92.00
(NAME)	(NAME)	
442 Tampa Drive	2090 Hewitt Avenue	5DU 10261
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Kettering, Ohio 45440	
(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, Charles E. Dillon and Frances R. Dillon (now known as Frances R. Hartje)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Geddes, Jr. and wife, D. Edwadean Geddes

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. 46 Windsor Park of record in Book 3600, page 64, Register's Office for Davidson County.

SAID Lot No. 46 fronts 67.6 feet on the northeasterly margin of Tampa Drive and extends back 151.91 feet on the southeasterly line and 144.20 feet on the northwesterly line to a line at the rear measuring 68.06 feet thereon.

Being the same property conveyed to Charles E. Dillon and wife, Frances R. Dillon by deed from Windsor Development Company of record in Book 4087, page 689, Register's Office, Davidson County, Tennessee. The said Charles E. Dillon and Frances R. Dillon have since divorced.

Frances R. Dillon is one and the same person as Frances R. Hartje.

Subject to restrictions of record in Book 3816, page 784, Book 3792, page 445 and Book 3251, page 18, said Register's Office.

Subject to easement for sanitary sewer line of record in Book 3312, page 560, said Register's Office.

6342 11/21 0101 03CHECK 231.40

unimproved ( ) property, known as 442 Tampa Drive Nashville, TN 37211
This is improved (XX) (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 our hand S this 20th day of October, 19 89

Charles E. Dillon

Frances R. Hartje
Frances R. Hartje

BOOK 7988 PAGE 552

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Dillon

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of October 19 89

Commission expires ~~My Commission Expires Jan. 23, 1993~~

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

691 REFERENCE

83 WARRANTY DEED

FROM
Charles E. Dillon and Frances R. Dillon (now Frances F. Hartje)

TO
Paul L. Geddes, Jr. and wife, D. Edwadean Geddes

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

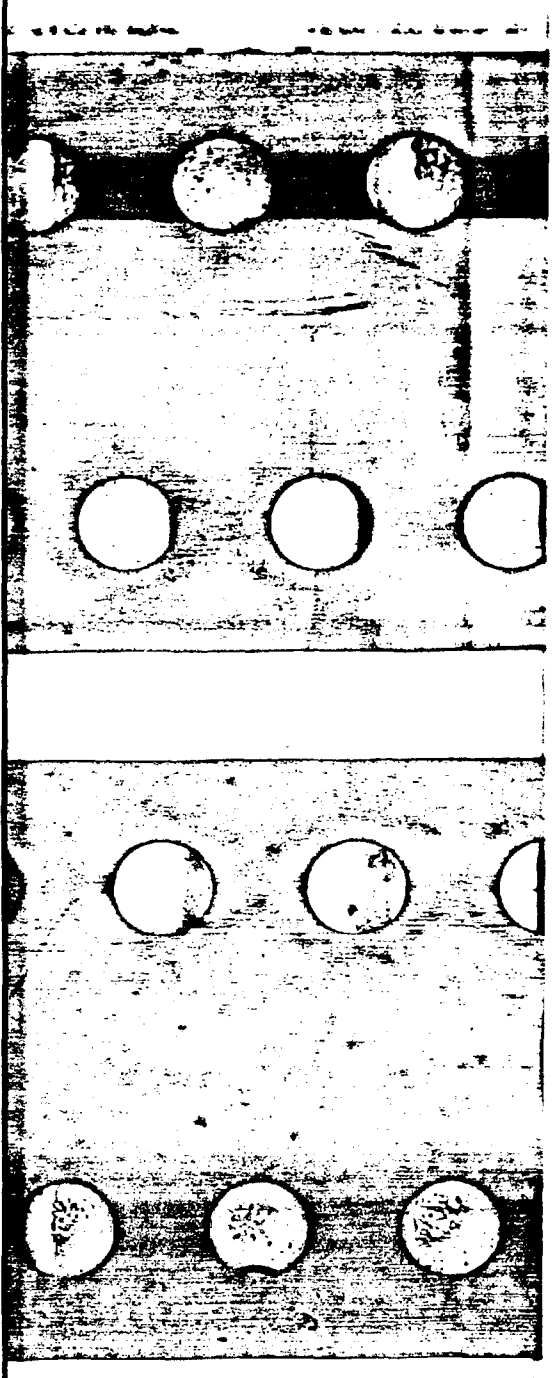
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances R. Hartje, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 1989.

Commission expires: _____

Notary Public

My Commission Expires Nov. 21, 1992



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7988 PAGE 553

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 68000.00
CON TX 224.40
PRFEE 1.00
WDEED 6.00
TOTAL 231.40
CHECK 231.40

11/21/89 01 10:14 0001 6342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83691

IDENTIF. REFERENCE

Nov 21 10 16 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269149