ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Richard J. Geer	New Owners	
Tina S. Geer		Map 117-09
3302 Wimbledon		Parcel 133
Nashville, TN 37205		

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Charles Phillip Maxwell, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Richard J. and TSG Geer and wife Tina S. Geer, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the Plan of Maxwell Subdivision of record in Book 6200, page 989, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Charles Phillip Maxwell by deed from J. Thomas Bryan and wife Margaret F. Bryan of record in Book 8196, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record.

This property conveyed in this instrument is not the usual place of residence of the Grantor.

This is improved property commonly known as 3302 Wimbledon Drive, Nashville, Tennessee 37209. and TSG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $368,295.00.

Richard J. Geer
Affiant

Subscribed and sworn to before me this 26th day of February, 1993.

Carol R. Rogers
Notary Public

My Commission Expires 3/27/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of February, 1993.

Charles Phillip Maxwell

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 Phillip Maxwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 1993.

Carol R. Rivers
Notary Public

My Commission Expires: 3/27/93

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

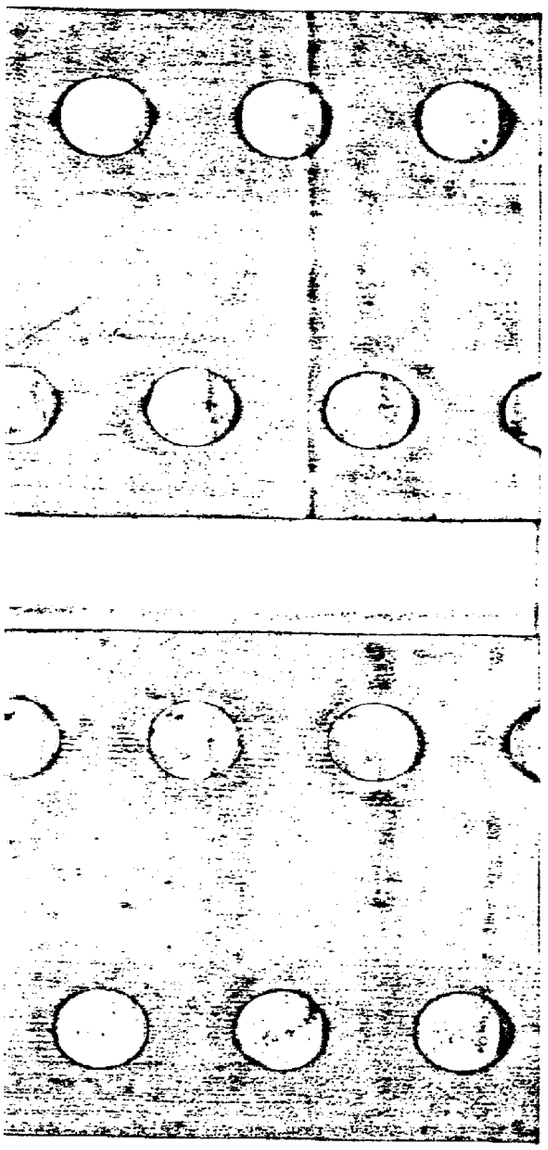
PICK-UP
97.32.4

IDENTIFICATION

MAR 4 8 57 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9148 03/04 0101 CKCHECK 127.71



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

BOOK 8879 PAGE 634

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 368295.00
				CON TX 1362.71
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1371.71
				CHECK 1371.71
			03/04/93 01	08:55 0001 9148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97324

IDENTIFICATION REFERENCE

MAR 4 8 57 AM '93

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 626717