BOOK 9060 PAGE 775

Address New Owner as follows: Send tax bills to: Map-Parcel:

Linda B. Geringer
6109 Hickory Valley Rd.
Nashville, TN 37205

Same

Map 130-12-A
Parcel 3

FILE BOX 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMA CAIN ROY,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDA B. GERINGER,** hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 of the subdivision known as Northumberland as shown upon the plan of Northumberland of record in Book 6250, pages 128 and 129, as corrected in Book 6386, page 194, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Emma Cain Roy by General Warranty Deed from Joseph N. Barker, Trustee of record in Book 8614, page 731, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

ROBERT M. ROY, being the spouse of **EMMA CAIN ROY,** joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest he may have in the property conveyed herein as a result of his marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of August, 1993.

Emma Cain Roy
EMMA CAIN ROY

Robert M. Roy
ROBERT M. ROY

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 **EMMA CAIN ROY and husband, ROBERT M. ROY,** 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, on this 27th day of August, 1993.

Thomas C. Scott
NOTARY PUBLIC

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: _____

My Commission Expires NOV. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Linda B Geringer
AFFIANT

Sworn to and subscribed before me this 27th day of August, 1993.

Thomas C. Scott
NOTARY PUBLIC

THOMAS C. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: _____

My Commission Expires NOV. 20, 1996

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

1. Taxes for the year 1993 which have been prorated and assumed by Grantee.

2. Easement for water line of record in Book 1108, page 379 and as shown in Plat Book 1130, page 7, Register's Office of Davidson County, Tennessee.

3. All matters as shown on the plan of record in Book 6250, pages 128 and 129, as corrected by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office.

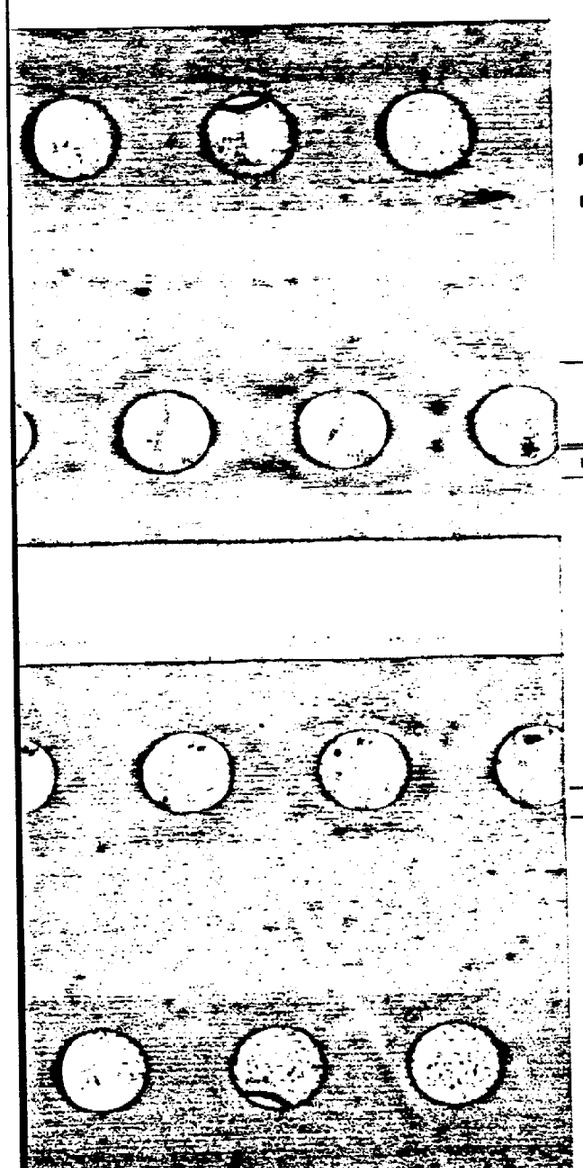
4. Easements and agreements contained in deed of record in Book 7103, page 917, said Register's Office.

5. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions and the Bylaws appended thereto of record in Book 6377, page 18, as re-recorded in Book 6545, page 799, Register's Office of Davidson County, Tennessee. Said Bylaws were amended in Book 7663, page 468, said Register's Office.

6. Easement to Nashville Electric Service of record in Book 2296, page 303, said Register's Office.

7. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6548, page 98, Book 6581, page 77, and Book 6581, page 80, Register's Office of Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE
56718
93 AUG 27 PM 3:34
DAVIDSON COUNTY REGISTER
4880 08/27 0101 03CHECK 660.50



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

RECEIVED OF _____

FOR _____

BOOK 9060 PAGE 778

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
			CAMT	175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	660.50
			CHECK	660.50
08/27/93	01	15:34	0001	4880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56718
IDENTIF. # REFERENCE

93 AUG 27 PM 3:34

REGISTER
DAVIDSON COUNTY, TN

No. 691170