Book 35 (2)

WARRANTY DEED

File No: 00275191 BOOK 9894 PG 154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth C. Geske	Owner	Map 51-8
[NAME]	[NAME]	
902 Steeplechase Drive		Parcel 111
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Brentwood, Tn. 37027 Madison Tn 37115		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Evelyn Reed Hutchison and Kenneth G. Gibbs

have this day bargained and sold, and do hereby transfer and convey unto the said Kenneth C. Geske and wife, Kathleen A. Geske

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

DEED 12 21 0101 03CHECK 790.00

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 210,000.00

Subscribed and sworn to before me, this the 15TH day of DECEMBER, 19 95

Affiant

Notary Public Linda V. Jones

My Commission Expires: 11/10/97 [Affix Seal]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

unimproved (X)

This is improved ( ) property known as Gallatin Road and E. Palentine, Madison, TN 37115
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15TH day of DECEMBER, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Evelyn Reed Hutchison
Evelyn Reed Hutchison

Kenneth G. Gibbs
Kenneth G. Gibbs

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Evelyn Reed Hutchison and Kenneth G. Gibbs

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 15TH day of DECEMBER, 19 95.

Linda V. Jones
Notary Public

NOTARY PUBLIC AT LARGE WILSON CO TENN.

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Due West Montague of record in Book 547, page 115, Register's Office or Davidson County, Tennessee, and a portion of the right of way abandoned in Metro Council Bill No. 65-666, being a certain tract of land located along the east side of Gallatin Road and the south side of East Palestine Avenue in the first councilmanic district of Nashville, Davidson Count, Tennessee, and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. nail (new), said pin being the northwest corner of the herein described tract, in the east right of way of Gallatin Road and the south right of way of East Palestine Avenue; thence with the south right of way of East Palestine Avenue, South 79 degrees 29 minutes 54 seconds East, 224.32 feet to a P.K. nail (new), said nail being a corner to Kenneth Gibbs as evidenced in Book 8255, page 518, Register's Office for Davidson County, Tennessee; thence with the line of Gibbs, South 06 degrees 39 minutes 12 seconds West, 75.00 feet to an iron pin (new), said pin being a corner to The House of Choy, Inc., as evidenced in Book 5703, page 725, Register's Office for Davidson County, Tennessee; thence with the line of The House of Choy, Inc., North 81 degrees 47 minutes 48 seconds West, 252.80 feet to a P.K. nail (new), said nail being in the east right of way of Gallatin Road; thence with said right of way, North 25 degrees 48 minutes East, 88.09 feet to the point of beginning and containing 19,006 square feet, of 0.44 acres.

Being a portion of the same property conveyed to Josephine Reed Lashlee, Ruby Mai Reed Teasley and Evelyn Reed Hutchison, by deed from Clyde H. Martin, of record in Book 5595, page 146, Register's Office for Davidson County, Tennessee; the said Ruby Mai Reed Teasley having conveyed her interest in subject property to Kenneth G. Gibbs, by Quitclaim Deed of record in Book 6126, page 472, said Register's Office; the said Josephine Reed Lashlee having conveyed her interest in subject property to Kenneth G. Gibbs and wife, Virginia C. Gibbs, by Quitclaim Deed of record in Book 6419, page 315, said Register's Office; and the said Virginia Gibbs having conveyed her interest in subject property to Kenneth Gibbs, by Quitclaim Deed of record in Book 8255, page 518, said Register's Office.

And being the same property conveyed to Evelyn Reed Hutchison, one and the same person as Evelyn Geraldine Reed, and Kenneth G. Gibbs, by Quitclaim Deed from Josephine Reed Lashlee, of record in Book 9894 page 151, Register's Office for Davidson County, Tennessee.

E.R.H.

K.G.G.

95 DEC 20 AM 10:35

01339326





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9894 PG 157

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 210000.00
DCN TX 777.00
PRFEE 1.00
MDEED 12.00
TOTAL 790.00
CHECK 790.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12 20/95 01 10:33 0001 0233

0133826

IDENTIFICATION REFERENCE

95 DEC 20 AM 10:35

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 988652