27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Xochiquetzal J. Geiger	Nashville Bank of Commerce	MAP and PARCEL
	Attn: Tax Dept.	
921 Fallview Trail	P.O. Box 2159	172-12-A-63
Nashville, TN 37211	Memphis, TN 38101	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 10130 PG 420

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert Earl Fly and Carol Garden Fly, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Xochiquetzal J. Geiger, unmarried** (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:

Land in Davidson County, TN, being Lot No. 305 on the Plan of Section Two Bradford Hills, of record in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Earl Fly and wife, Carol Garden Fly, by deed from Claridge Builders, Inc., of record in Book 8222, Page 270, Register's Office for Davidson County, Tennessee.

This is property with a common address of 921 Fallview Trail, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 7900, Page 117, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 8069, Page 170, and in Book 8074, Page 269, said Register's office; 4) Charter for Bradford Hills Homeowner's Association, Inc. of record in Book 8071, Page 520, said Register's office; 5) By-Laws of record in Book 8071, Page 531, said Register's office; 6) Quitclaim Deed for open space or common area of record in Book 8154, Page 304, said Register's office; 7) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7690, Page 260, said Register's office; 8) Clearance permit of record in Book 1113, Page 606, and in Book 1318, Page 441, said Register's office; 9) Deed of Conveyance for Water and Sewage of record in Book 8377, Page 769 and 808, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $126,000.00

x Xochiquetzal Geiger
Affiant

Subscribed and sworn before me this 18th day of July, 1996.

Notary Public

My Commission Expires: 10-14-96

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 Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their 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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **July, 1996.**

BOOK 10130 PG 421

Robert Earl Fly
Robert Earl Fly

Carol Garden Fly
Carol Garden Fly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert Earl Fly and Carol Garden Fly, husband and wife** , with whom I am personally acquainted, or who 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,**, Tennessee, this **18th** day of **July, 1996.**

Lisa D. Turner
Notary Public
My Commission Expires: 10-14-96

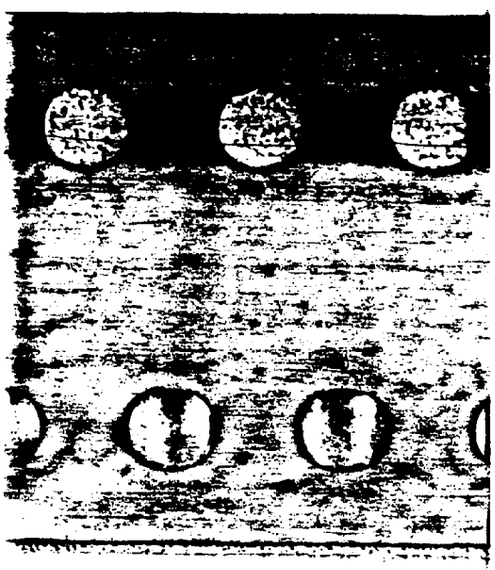
NOTARY PUBLIC

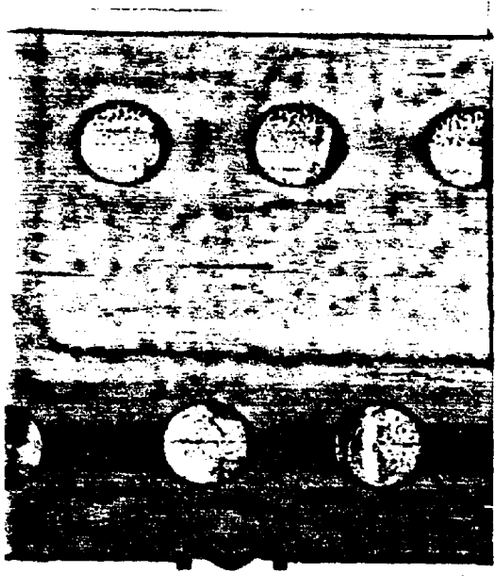
File No. 9607-293

02206706
INSTRUMENT # REFERENCE

96 JUL 24 AM 11:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8613 07/24 0101 03CHECK 475.20





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

RECEIVED OF _____

FOR _____

BOOK 10130 PG 422

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
				126000.00
				CON TX 466.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 475.20
				CHECK 475.20
07/24/96	01			11:14 0001 8613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206706
IDENTIF. & REFERENCE

96 JUL 24 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066239