47

BOOK 10169 PG 472

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BETTIE J. NICHOLSON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie L. Rankin (NAME)	First Investment Company (NAME)	MAP 53-5A
1103 Cheyenne Circle (ADDRESS)	Post Office Box 729 (ADDRESS)	PARCEL 2
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D-94845

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, Craig A. Geesaman and wife, Margie Lisa Geesaman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie L. Rankin, (unmarried)

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. 2 as shown on the Plan of Cheyenne Trace, a Planned Unit Development, as described in Plat Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Craig A. Geesaman and wife, Margie Lisa Geesaman by deed from K K & H Development Co., a joint venture, of which Keith Perryman, a venturer, has full authority and power to mortgage, sell, encumber, restrict and or convey without the joinder of any other venturer, of record in Book 8978, Page 358, Register's Office for said County.

0218784
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 8:40
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1103 Cheyenne Circle, Madison, TN 37115
(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 23rd day of August 19 96

Craig A. Geesaman
Craig A. Geesaman

Margie Lisa Geesaman
Margie Lisa Geesaman

-5427

BOOK 10169 PG 473

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 Craig A. Geesaman and wife, Margie Lisa Geesaman

the 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 Goodlettsville, Tennessee, this 23rd day of August, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

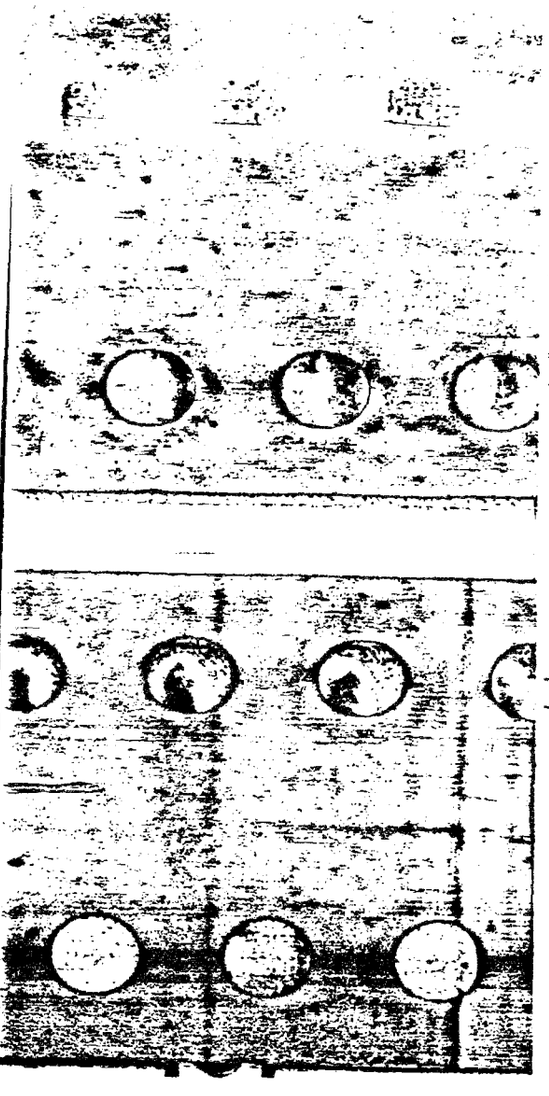
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

1556 08/29 01:01 03CHECK 369.75



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

RECEIVED OF _____

FOR _____

BOOK 10169 PG 474

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 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 8.00
TOTAL 369.75
CHECK 369.75

08/28/96 01 08:43 0001 1556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218784
IDENTIF. ↑ REFERENCE

96 AUG 28 AM 8:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1024092.