60

BOOK 10387 PG 609

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Larry J. Ennis
P. O. Box 122
Joelton, TN 37080

SEND TAX BILL:
To Owner

MORTGAGEE:
Regions Bank
201 5th Ave. W
Springfield, TN 37172

MAP AND PARCEL:
MAP 22
GROUP
PARCEL 38 & 224

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Geist Family Revocable Living Trust, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Larry J. Ennis, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to the Geist Family Revocable Living Trust by deeds from John Joseph Geist, III of record in Book 10087, page 777, and Book 9761, page 517, as re-recorded in Book 10087, page 775, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5.08± Union Hill Road, Nashville, TN.

This conveyance is made subject to real property taxes for 1997 and subsequent years, and all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry J. Ennis, his heirs and assigns, forever; and the Geist Family Revocable Living Trust, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 17th day of March, 1997.

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Geist Family Revocable Living Trust

By: _____
John Joseph Geist III, Trustee

By: Mary D. Geist
Mary D. Geist, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared John Joseph Geist III and Mary D. Geist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Geist Family Revocable Living Trust, and that as such Trustees, they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of March, 1997.

_____
NOTARY PUBLIC

My Commission Expires: Dec 18, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 17th day of March, 1997.

_____
NOTARY PUBLIC

My Commission Expires: Dec 18, 1998

97 MAR 21 AM 9:18
DAVIDSON COUNTY, TN.

028524O

EXHIBIT A

A tract of land in the 14th Civil District of Davidson County, Tennessee described according to a copy of a survey made by C. J. Carney, Surveyor, dated April 18, 1961, as follows:

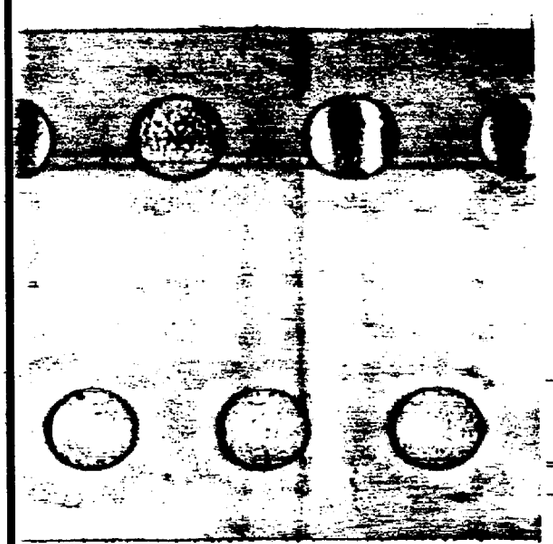
BEGINNING at a point in the northwesterly margin of Union Hill Road, at the southeast corner of a 4.64 acres tract, shown on said survey; thence along the southerly boundary line of said 4.64 acre tract and along a fence, North 86 degrees 30 minutes West 250 feet to a point; thence South 1 degree East 139.3 feet to a point in the northerly margin of Union Hill Road; thence with the margin of the same, as follows: North 69 degrees East 100 feet; North 63 degrees East 100 feet; North 56 degrees 15 minutes East 76.4 feet to the beginning, containing 0.44 of an acre.

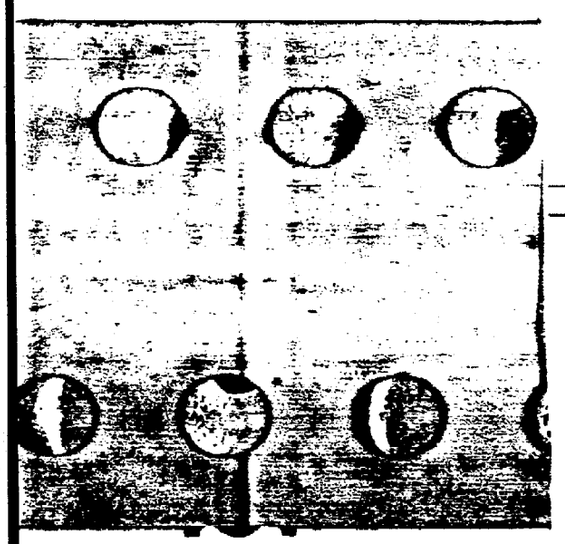
A tract of Land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, and located on Union Hill Road, a quarter of a mile east of the Nashville and Springfield Pike, and being shown as Tract No. 1 according to a survey by C. J. Carney, Surveyor, March 4, 1961, and more particularly described as follows:

BEGINNING at a point on the northern margin of Union Hill Road, the same being a corner to the Baxter property; thence following the Baxter line, north 85 deg. 45' west 715 feet to a point; thence south 3 deg. 30' west 427 feet to a point, said call being along Mrs. Winters' line; thence continuing along with Mrs. Winters' line south 81 deg.10' east 250 feet to the margin of Union Hill Road; thence following the margin of Union Hill Road north 53 deg. east 100 feet to a point; thence north 42 deg. east 100 feet to a point; thence north 40 deg. east 200 feet to a point; thence north 49 deg. 30' east 100 feet to a point; thence north 66 deg. east 152 feet to the point of beginning and containing 4.64 acres, more or less.

9514 03/21 0101 03CHECK 198.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10387 PG 612

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
03/21/97	01			09:22 0001 9514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285240
IDENTIF. # REFERENCE

97 MAR 21 AM 9:18
FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TN.

No. 1129825