BOOK 10752 PG 840

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 130-12-A
PARCEL 3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Sandra G. Love
Affiant

Subscribed and sworn to before me this the 8th day of January, 1998.

My Commission Expires: 3/24/01

Notary Public

NOTARY PUBLIC
AMY BRYSON SMITH
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
James L. Love and Sandra G. Love	SAME
(Name)	(Name)
4310 Estes Rd.	
(Street Address)	(Street Address)
Nash., Tn. 37215	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **LINDA B. GERINGER and husband STEVEN I. GERINGER,** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **JAMES L. LOVE and wife, SANDRA LOVE**, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Northumberland, as shown on plat of record in Plat Book 6250, pages 128 and 129, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description
>
> Being the same property conveyed to Linda B. Geringer, by Deed of record in Book 9060, Page 775, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as: Lot 3, Northumberland, Davidson County, Tennessee.

Steven I. Geringer joins in this conveyance to release any and all rights, especially his marital rights, he may have in and to said property.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with

the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, ~~the~~ "Grantor(s)" has caused her name to be affixed hereto on this 15 day of December, 1997.

Linda B. Geringer
LINDA B. GERINGER

Steven I. Geringer
STEVEN I. GERINGER

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA B. GERINGER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this at _____, _____, this 15 day of December, 1997.

Kathleen J. Plate
NOTARY PUBLIC

My Commission Expires: 06-10-2001

KATHLEEN J. PLATE
Notary Public-Arizona
Maricopa County
My Commission Expires
June 10, 2001

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN I. GERINGER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this at _____, _____, this 15 day of December, 1997.

Kathleen J. Plate
NOTARY PUBLIC

My Commission Expires: 06-10-2001

KATHLEEN J. PLATE
Notary Public-Arizona
Maricopa County
My Commission Expires
June 10, 2001

98 JAN -9 AM 9:57
FELICIA A. SUMNER REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE
0388641

0425 0809 0101 03CHECK 841.5

H:GERINGER.wd

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10752 PG 842

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 225000.00

CON TX 832.50

PRFEE 1.00

WDEED 8.00

TOTAL 841.50

CHECK 841.50

01/09/98 01 10:00 0001 0425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388641 IDENTIF. + REFERENCE

98 JAN -9 AM 9:57

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1241089