60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10871 PG 852

ADDRESS NEW OWNER:
The David W. Gaw Family Limited Partnership
d/b/a Gaw Realty
4027/4029 Westlawn Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MAP **103-08**
GROUP
PARCEL **160 & 264**

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard L. Geyer and wife, Lorette S. Geyer** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **The David W. Gaw Family Limited Partnership d/b/a Gaw Realty**, hereinafter called the "GRANTEE", its successors 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 Lots Nos. 1 & 2 on the Plan of Westlawn Court, of record in Book 3500, page 140, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard L. Geyer and wife, Lorette S. Geyer by deed from F.B. Shepard Company, a partnership of record in Book 7023, page 610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 4027/4029 Westlawn Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 1st day of April, 1998. BOOK 10871 PG 853

Richard L. Geyer

Lorette S. Geyer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard L. Geyer and wife, Lorette S. Geyer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of April, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of April, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

5537 04/03 0101 03CHECK 1396.50

042133
IDENTIF. # REFERENCE

98 APR -3 PM 1:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10871 PG 854

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
375000.00
CON TX 1387.50
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
8.00
TOTAL 1396.50
CHECK 1396.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/98 01 13:42 0001 5537

0421333
IDENTIF. # REFERENCE

98 APR -3 PM 1:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275786