BOOK 10873 PG 266 Box 1

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Troup
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Richard D. Geary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/27/98.

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1999~~

(AFFIX SEAL)

SANDRA K. WILDER NOTARY PUBLIC GEORGIA EXPIRES JULY 22, 1998 TROUP COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Stephen Stipanuk	Volunteer Trust Company	149-06110
(NAME)	(NAME)	
2545 Tree Top Drive	1501 Hatcher Lane, P.O. Box 995	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, Tennessee 38402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RICHARD D. GEARY AND WIFE CHRISTINE E. GEARY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GERALD STEPHEN STIPANUK, ~~MARRIED~~****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:
**and wife, Kellie Ann Stipanuk

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Oakwood Subdivision Phase Five, P.U.D of record in Plat Book 7900, Page 400, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard D. Geary and wife, Christine E. Geary by deed of record in Book 9703, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

6057 04/06 0101 03CHECK 536.25

This is improved (X) property, known as 2545 Tree Top Drive, Antioch, TN 37013
(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 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 my/our hand(s) this 27th day of March, 1998.

Kimberly Pound

Mandy Kemp

Richard D. Geary
Richard D. Geary

Christine E. Geary
Christine E. Geary

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Troup

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Richard D. Geary and wife Christine E. Geary, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Antioch, Tennessee~~ LaGrange, Georgia this ~~27th~~ 26th day of March, 1998

Commission expires: ~~October 9, 1999~~

Sandra K. Wilder
~~Lori Holloway~~ Notary Public

SANDRA K. WILDER NOTARY PUBLIC GEORGIA EXPIRES JULY 22, 1998 TROUP COUNTY

042180 I
IDENTIF. ▲ REFERENCE

98 APR -6 AM 9:27
FELIX Z. SENTER II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10873 PG 267

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
142500.00
CON TX 527.25
PRFEE 1.00
WDEED 8.00
TOTAL 536.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 536.25

04/06/98 01 09127 0001 6057

0421801
IDENTIF. & REFERENCE

98 APR -6 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276300