File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

BOOK 10996 PAGE 300

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

#15664

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLENE G. ESTRIN	CHASE MANHATTAN MORTGAGE CORPORATION	MAP 103-14-A
(NAME)	(NAME)	
4500 Post Road Unit A-5	1500 North 19th Street	PARCEL 5.00 co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Monroe, LA 71201	FB# 8DA 60204
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ETHEL M. GERINGER, as to a 1/2 undivided interest, and STEVE IRWIN GERINGER AND JUDY SUE GERINGER, CO-EXECUTORS OF THE ESTATE OF BERNIE GERINGER, as to a 1/2 undivided interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLENE G. ESTRIN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit A-5 on the Plan of The Hillwood Revised of record in Plat Book 6250, page 503, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hillwood, a horizontal property regime established by Master Deed and By-Laws of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263, said Register's Office.

Being the same property conveyed to Bernie Geringer and wife, Ethel M. Geringer as tenants in common by deed from James C. Gooch of record in Book 7913, page 694, said Register's Office. Bernie Geringer has since died, vesting title to his portion of said property to Steve Irwin Geringer, Michael Edwards Geringer and Judy Sue Geringer, as Co-Executors by Will of Record in Will Book 219, page 605, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263; (3) ~~Charter~~ of record in Book 5286, page 122; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 503, said Register's Office.

98 JUN 29 PM 1:52
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0456239

unimproved ( )
This is improved (XX) property, known as 4500 Post Road Unit A-5, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of June, 19 98

Ethel M. Geringer by Judy Sue Geringer - attorney in fact

ETHEL M. GERINGER BY: JUDY SUE GERINGER, ATTORNEY IN FACT BY POWER OF ATTORNEY OF RECORD IN BOOK 10825, PAGE 461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Steve Irwin Geringer, Co-Executor

Judy Sue Geringer, Co-Executor

STEVE IRWIN GERINGER, CO-EXECUTOR

JUDY SUE GERINGER, CO-EXECUTOR

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE IRWIN GERINGER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of June, 19 98.

My commission expires June 10, 2001 Notary Public Kathleen J. Plate

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

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and STate, JUDY SUE GERINGER, with whom I am personally acquainted, and who acknowledged that she executed thi within instrument for the purposes therein contained.

Witness my hand, at Office, this 19th day of June, 1998.

My Commission Expires: 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, JUDY SUE GERINGER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ETHEL M. GERINGER and is authorized by the said ETHEL M. GERINGER to execute this instrument on her behalf.

Witness my hand, at Office, this 19th day of June, 1998.

My Commission Expires: 9/18/99

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 1998

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

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

WARRANTY DEED

FROM ETHEL M. GERINGER

TO CHARLENE G. ESTRIN

6953 06/29 0101 03CHECK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 302

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
159500.00
CON TX 590.15
PRFEE 1.00
WDEED 8.00
TOTAL 599.15
CHECK 599.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13152/0001 6953

0456239
IDENTIF. ↑ REFERENCE
98 JUN 29 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312746