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# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Gregory L. Geissen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 19 98

Lori C. Warren
Notary Public

MY COMMISSION EXPIRES: 1-30-2002
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

TCB-LTE-98-2424

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES BUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy. P.O. Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory L. Geissen (NAME) | America's Wholesale Lender (NAME) | MAP 61-16 |
| 1327 Riverwood Drive (ADDRESS) | 4500 Park Granada (ADDRESS) | PARCEL 34 |
| Nashville, Tennessee 37216 (CITY) (STATE) (ZIP) | Calabasas, CA 91302-1613 (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, Ouida Diatikar, Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory L. Geissen and wife, Deborah C. Geissen

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:

Being parts of Lots Nos. 68,69 and 85 on the Map showing revision of lots Nos. 68,69 and 85 in Eastdale Place, also part of Plymouth Avenue, originally located between Eastdale Place and Riverwood Subdivision; which has been abandoned, as of record in Book 843, page 77, Register's Office for said County, described together according to a survey made by Z.J. Wilkinson, Surveyor, April 18, 1962, as follows:

Beginning on the northeasterly margin of Riverwood Drive at an iron pin located south, 52 degrees east 120 feet from the southeast corner of the property conveyed to Robert H. Tudor and Wife by deed from Ethel Ray Wrenn, of record in Book 2043, page 261, said Register's Office; thence with said Drive, south 52 degrees east 141.2 feet to the northerly margin of East Riverwood Drive; thence with the northerly margin of said Drive, north 80 degrees east 92 feet, more or less, to the westerly line of lot No. 30 on the map of Riverwood Subdivision, as of record in Book 547, page 62, said Register's Office; thence with said line, north 6 degrees 30 minutes west 253 feet to an iron pin; thence south 42 degrees 30 minutes west 241 feet to the beginning.

Being the same property conveyed to Elroy Diatikar, Jr. and wife, Ouida P. Diatikar of record in Deed Book 3400, page 233, Register's Office for Davidson County, Tennessee. Elroy Diatikar having since died leaving Ouida P. Diatikar sole surviving tenant by Will Book 8307, page 513 and further conveyd by Ouida P. Diatikar by Quitclaim Deed to Ouida Diatikar, Trust of record in Deed Book 9698, page 402 of said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 1327 Riverwood Drive, Nashville, Tennessee 37216
(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 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 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 hand this 31st day of August 19 98

Ouida Diatikar, Trust
By: Ellen Taylor, Managing Trustee
Ellen Taylor, Trustee Managing Trustee

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STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19__ _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ellen Taylor and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Ouida Diatikar, Trust the within named bargainor, and corporation, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ellen Taylor as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 31st day of August 19 98 .

My commission expires 33-99

Valerie D. Wright
Notary Public

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

Continuation of Legal description:

Subject to the following restrictions:
1. No subletting the main house.
2. The garage apartment would only be rented to a family at a time.

PICK-UP

98 SEP 17 PM 1:34
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

NO. 04889945

NAME & REFERENCE

1971 09/17 0101 03CHECK

566-00

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**TITLE CONNECTION, INC.**

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00

09/17/98 01 13:34 0001 1971

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0488945
IDENTIF. & REFERENCE

SEP 17 PM 1:34

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

**No.** 1347344