18B

BOOK 11346 PG. 892

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **February, 1999** between RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE, GRANTORs, and MAUREEN L. GEIST, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto MAUREEN L. GEIST, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4822 LINDELL STREET, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Rick C. Tanley
RICK C. TANLEY Signature of Seller

Joyce Davenport-Tanley
JOYCE DAVENPORT TANLEY

99 FEB 19 PM 2:06
REGISTER
COUNTY, TN.
0101 CASHIER
340.00
0550938
REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE, the within named 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, at office, this **17th** day of February, 1999.

Notary Public

My Commission Expires: 5/25/2002

Name and Address of Property Owner:

MAUREEN L. GEIST, UNMARRIED

Property Address:

4822 LINDELL STREET
NASHVILLE, TN 37216

Person Responsible for Taxes:

FT MORTGAGE COMPANIES

Map & Parcel #: MAP 61-3, PARCEL 93

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **February, 1999.**

Notary Public

My Commission Expires: 5/25/2002

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Lindell Heights, of record in Book 1835, page 14, Register's Office for said county.

Said Lot No. 14 fronts 72.4 feet on the north side of Lindell Street and runs back between lines 195 feet on the west line and 196.4 feet on the east line to a dead line in the rear, on which it measures 93.2 feet.

BEING the same property conveyed to RICK C. TANLEY and JOYCE DAVENPORT TANLEY, HUSBAND AND WIFE, by Strawman Quitclaim Deed from L.C. TANLEY ET UX, ET AL, of record in Deed Book 8899, page 183, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 61-3, PARCEL 93).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 14, said Register's Office, which plan includes a 30-foot minimum building setback line from LINDELL STREET and a 20-foot public utility and drainage easement along the rear lot line.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11346 PG. 895

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0550938

IDENTIF. ← REFERENCE

99FEB 19 PM 2:06

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	68000.00
CON TX	325.60
FFFEE	1.00
UCCED	12.00
CFEE	2.00
TOTAL	340.60
CHECK	340.60

01 14:15 0001 7914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427144