WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 11-7-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Co., Inc. 170 Cude Lane Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Jo Geddes	New Owner	
(NAME)	(NAME)	
4740 Apollo Drive		Map 149-9 / 112
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Larry Val Claxton, Barbara Kay Claxton husband and wife, and daughter, Valerie Kay Johnson *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Jo Geddes and husband, Paul David Geddes

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 in Davidson County, State of Tennessee, described as follows: Being Lot No. 45 on the Plan of Barclay Square, Section I, as of record in Book 4460, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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Being the same property conveyed to Larry Val Claxton, Barbara Kay Claxton husband and wife, and daughter, Valerie Kay Johnson by quitclaim deed dated February 4, 1998, from Larry Val Claxton and wife, Barbara Kay Claxton, filed for record on February 9, 1998, in Book 10787, page 5 and by deed in Book 6277, page 548, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

99 AUG -2 AM 9:49
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 06198649

unimproved ( )
This is improved ( ) property, known as 4740 Apollo Drive, Antioch, Tennessee 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 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 our hand s this 28th day of July 1999

Larry Val Claxton by Valerie Kay Johnson
Larry Val Claxton

Valerie Kay Johnson
HIS ATTY IN FACT

Barbara Kay Claxton by Valerie Kay Claxton
Barbara Kay Claxton
her atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Val Claxton, Barbara Kay Claxton husband and wife, and daughter, Valerie Kay Johnson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 28th day of July 1999.

Commission expires 11-7-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

State of Tennessee
County of Davidson

Before me, the undersigned, a notary in and for the state and county above, personally appeared the within named Valerie Kay Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Larry Val Claxton and Barbara Kay Claxton, as their Attorney-in-Fact, as the free act and deed of the within named Larry Val Claxton and Barbara Kay Claxton.

Witness my hand and official seal at office this 28th day of July, 1999.

Notary Public

My Commission Expires 11-7-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11598 PAGE 455

0618649

IDENTIF. ↑ REFERENCE

99 AUG -2 AM 9:49

REGISTER
DAVIDSON COUNTY, TN.

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	366.20
CHECK	366.20

08/02/99 01 09:54 0001 0036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498265