RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38159) FILE BOX 7

BOOK 11622 PAGE 450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF August, 1999.

Notary Public

MY COMMISSION EXPIRES: 4/28/2002

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Thomas D. DeSanto	SouthTrust Mortgage Co.	82-16-426
911 Russell Street	5409 Maryland Way, S#100	Field Book
Nashville, TN 37206	Brentwood, TN 37027	18W-15971

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, WE,

JAMES R. GEISON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS D. DESANTO, UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 2 on the Plan of Section 2, Aeby Subdivision, of record in Book 6258, Page 579, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 64.00 feet on the northeasterly margin of Russell Street and extends back between parallel lines 170.00 feet to an alley.

Being the same property conveyed to James R. Geison, unmarried, by Warranty Deed from Neil Osheroff and wife, Cheryl A. Guyer of record in Book 9352, Page 32, Register's Office for Davidson County, Tennessee.

06025238
IDENTIF. & REFERENCE
99 AUG 17 AM 10:10
REGISTER
DAVIDSON COUNTY, TN.

Unimproved ( )
This is improved (x) property, known as 911 Russell Street, Nashville, TN 37206
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 12th day of August, 1999.

James R. Geison by Trasbin Stoner, Attorney-in-Fact
JAMES R. GEISON
BY: TRASBIN STONER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12TH day of August, 1999, before me personally appeared Trasbin Stoner to me known to be the person who executed the foregoing instrument in behalf of James R. Geison as his Attorney in Fact, and acknowledged the Trasbin Stoner executed the same as the free act and deed of the said James R. Geison.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 1999.

My commission expires: 9/28/2002

Notary Public

NOTARY PUBLIC AT LARGE

7073 08/17 0101 03CHECK 514.20

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

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0625238

IDENTIF. 4 REFERENCE

99 AUG 17 AM 10: 10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			136000.00
		CON TX	503.20
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	514.20
		CHECK	514.20
08/17/99	01	10:10 0001	7073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507318