BOOK 11765 PAGE 958

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson
P.O. Box 40347
Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol S. Geraghty (NAME)	First Union Mortgage Corporation (NAME)	Map 104-5
3702 Meadowbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	1100 Corporate Center Drive (STREET ADDRESS)	Parcel 234
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27607-5066 (CITY) (STATE) (ZIP)	FB #26W 285

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, Elizabeth B. Seigenthaler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol S. Geraghty, 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 Lot No. 477 on the Plan of Richland Realty Co.'s Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth B. Seigenthaler, a single person by deed from Brenda Kaye Artz, a single person of record in Book 10395, page 500, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.

99 DEC -2 PM 1:36

06631118

REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

7450 12/02 0101 03CHECK 695.50

unimproved ( )
This is improved (XX) property, known as 3702 Meadowbrook Avenue, 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 29th day of November, 1999.

Elizabeth B. Seigenthaler

Elizabeth B. Seigenthaler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. Seigenthaler with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of November, 19 99.

My commission expires 9/23/2000 Notary Public Michelle Stringer

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 _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Carol S Geraghty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 19 99.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL) Michelle Stringer Notary Public

WARRANTY DEED

FROM

Elizabeth B. Seigenthaler

TO

Carol S. Geraghty

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

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0663118

IDENTIFICATION REFERENCE

99 DEC -2 PM 1:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	695.50
CHECK	695.50

12/02/99 01 13:37 0001 7450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1545047