This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOX 25-B

ADDRESS NEW OWNER:
Nancy F. Johnson
514 Chandler Place
Hermitage, TN 37076

MORTGAGEE:
_____
_____
_____

Davidson County DEEDWARR
Recvd: 10/11/00 08:58 2pgs
Fees:11.00 Taxes:203.50
20001011-0100803

SEND TAX BILL TO:
New Owner

MAP **04D9215 086-06-**
PARCEL **0A 514.00C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James H. Geist, as trustee with full power to encumber, sell, or convey without joinder of any beneficiary,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Nancy F. Johnson, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 514 on the plan of condominium site of Steeplechase Condominiums, of record in Book 6816, Page 483, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to James H. Geist as Trustee of the James H. Geist Estate Trust u/a/d December 16, 1991 (a revocable trust) by deed from James H. Geist of record in Book 9663, Page 224, and a Deed of Correction of record in instrument #_____ Register's Office for Davidson County, Tennessee.

This is improved property known as 514 Chandler Place, Hermitage, TN 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
2. Subject to restrictive covenants, liens and other matters of record in Book 6816, Page 438, Homeowners Associations Book 6816, Page 534, By Laws Book 6816, Page 519; amended in Book 7390, Page 1, and Steeplechase Condominiums charter in Book 9995, Page 27 all in the Register's Office for said County, and to matters set forth in the above referenced plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless

otherwise herein set out and GRANTOR does further covenant and bind himself his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25 day of Sept, 2000.

James H Geist trustee

James H. Geist, Trustee

OFFICIAL SEAL
MARK CAMPBELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/26/04

STATE OF IL
COUNTY OF DUPAGE

Personally appeared before me, the undersigned Notary Public in and for said County and State, James H. Geist, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of Sept, 2000.

Mark Campbell
NOTARY PUBLIC

My Commission Expires: 5/26/04

STATE OF Tennessee
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

TINA HELSLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

Subscribed and sworn to before me on this 10 day of October, 2000.

Tina Helsley
NOTARY PUBLIC

My Commission Expires: My Commission Expires June 28, 2004