WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/01 08:34 2pgs
Fees:13.00 Taxes:388.50

20011130-0131399

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

David Michael Geary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st Day of November, 2001.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Michael Geary	Chase Manhattan Mortgage Corporation	Map 34-09-0
(NAME)	(NAME)	
419 Janette Court	P.O. Box 572405	
(ADDRESS)	(ADDRESS)	Parcel 154.00
Goodlettsville, TN 37072	Murray, Utah 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sammie L. A. Coe, Jr. and wife, Sharonda N. Hudson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Michael Geary, a married person** hereinafter called the GRANTEE(S), their 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. 18 on the Plan of Section II, Gateway, as of record in Book 3300, page 81, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Monticello Avenue at the common corner of Lot Nos. 17 and 18; thence with the line between said lots, easterly 82 feet to a corner of Lot 19; thence with the line between Lots 18 and 19, southerly 110.2 feet to a point in the northerly margin of Janette Court; thence with the margin of same, westerly 102 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the easterly margin of Monticello Avenue; thence with the margin of the same, northerly 94 feet to the point of beginning.

Being the same property conveyed to Sammie L. A. Coe, Jr. and wife, Sharonda N. Hudson by Warranty Deed of record in Book 10761, page 261, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3344, page 582; flood proofing covenant in Book 8147, page 13; any and all matters as shown on plat of record in Book 3300, page 81; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 419 Janette Court Goodlettsville TN 37072
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 21st Day of November, 2001.

Sammie L. Coe, Jr.
Sammie L. A. Coe, Jr. by Sharonda N. Hudson, his Attorney in Fact

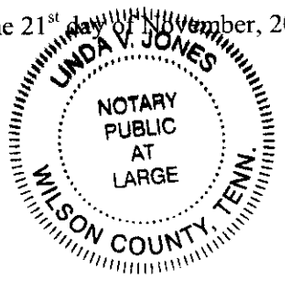
Sharonda N. Hudson
Sharonda N. Hudson

State of Tennessee)

County of Wilson)

On this the 21st day of November, 2001 before me personally appeared Sharonda N. Hudson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Sammie L.A. Coe, Jr. and is authorized by him/her and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument 20011130-0131398 No. Register's Office for Davidson County Tennessee.

Witness my hand and official seal, at office this the 21st day of November, 2001.



Notary Public
My Commission Expires: 7-23-05