BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 01/22/02 11:43 3pgs
Fees:18.00 Taxes:841.75
20020122-0008458

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Gary W. Standley Deborah C. Standley 4036 Overbrook Court Nashville, TN 37204		Map 132-6 Parcel 6

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

10967

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Janet Jernigan, Sole Trustee, under the Geier Living Trust, dated January 11, 1995 (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Gary W. Standley and wife, Deborah C. Standley (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 20 on the Plan of the Revision of Lots Nos. 17, 18, 19 and 20 in Brookhaven Estates, as of record in Book 2133, page 49, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Overbrook Court at the most easterly corner of Lot No. 21 on the Plan of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, said Register's Office; thence with said Court, southeastwardly 20 feet to a concrete monument, and continuing southeastwardly along a slight curve 21.02 feet to a concrete monument, and continuing with said Court, southeastwardly along another curve, 77.3 feet to the corner of Lots Nos. 18 and 20; thence with the line between said two lots, southwardly 260.7 feet; thence north 83 degrees 41' west 305 feet to the southeast corner of Lot No. 22 on said Plan of Brookhaven Estates; thence with the easterly line of said Lot No. 22, northwardly 105.8 feet to a corner of Lot No. 21; thence with the southeasterly line of said Lot No. 21, northeasterly 268 feet to the beginning.

Being the same property conveyed to Rosemary P. Geier, Sole Trustee, or her successes in trust, under the Geier Living Trust, dated January 11, 1995 by Quitclaim Deed from Rosemary P. Geier of record in Book 9586, page 116, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2002 and subsequent years.
2. Plan of record in Book 2133, page 49, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4036 Overbrook Court, Tennessee 37204.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $227,500.00.

Affiant

Subscribed and sworn to before me this 17th day of January, 2002.

Notary Public

My Commission Expires: 5-17-03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of January, 2002.

Janet Jernigan, Trustee

Janet Jernigan, Sole Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 17th day of January, 2002, before me personally appeared Janet Jernigan, Sole Trustee, to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed as Sole Trustee of the Geier Living Trust, dated January 11, 1995.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7/24/04