Davidson County DEEDWARR
Recvd: 10/22/03 10:45 2pgs
Fees:13.00 Taxes:314.50

20031022-0156174

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN05865

WARRANTY DEED

LISA R. VICTORY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires APR. 22, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of OCTOBER, 2003

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. And Mrs. Joel E. Geary **8936 Liptonshire Drive** **Dallas, TX 75238**	**Countrywide Home Loans** **P.O. Box 10213** **Van Nuys, CA 91410-0213**	**120-10-68**

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,

J. DON GEARY, MARRIED

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

JOEL E. GEARY AND WIFE, MARISSA S. GEARY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of Seven Oaks Subdivision, Section 1, as of record in Book 1835, page 132, Register's Office of Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Weaver Drive at the corner of Lots 1 and 2; thence with the line between said lots northeasterly 271.2 feet to a point; thence northwesterly 301.2 feet to a point in the margin of Pineway Drive; thence southwesterly with said Drive 120.78 feet to the beginning of a curve; thence around said curve in a southeasterly direction 36.99 feet to a point in the margin of Weaver Drive; thence with the margin of same southeasterly 188.18 feet to the point of beginning.

Being the same property conveyed to J. Don Geary, with Lois M. Geary reserving a life estate, by Quitclaim Deed from Lois M. Geary, dated December 9, 1996 and recorded December 12, 1996 in Book 10288, page 854, Register's Office for Davidson County, Tennessee. The said Lois M. Geary having since died on April 25, 1998, thereby extinguishing her life estate in the above described property.

This is not now nor has it ever been the marital residence of the Grantor.

Unimproved ( )
This is improved (X) property known as **220 PINEWAY DRIVE, NASHVILLE, TN 37217**
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 our hands this 15th day of OCTOBER, 2003.

J. Don Geary

J. DON GEARY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. DON GEARY the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of OCTOBER, 2003.

Commission Expires: 9/30/06

Notary Public

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2003.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2003, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2003.

My commission expires:_____

_____
Notary Public