Davidson County DEEDWARR
Recvd: 07/01/04 15:54 2pgs
Fees:13.00 Taxes:427.35

20040701-0078730

WARRANTY DEED

B-AFG-04-1834

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

Subscribed and sworn to before me this 25th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC DAVIDSON COUNTY TENN LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Lee	Homecomings Financial Network,	
1834 Willow Springs Drive (ADDRESS)	2101 Rexford, Suite 168W (NAME) (ADDRESS)	073-090-127.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY SUE SMITH GEIGER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH LEE AND WIFE, GLENDA LEE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 356 on the Plan of Section III, Burchwood Gardens, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 79 feet on the southerly side of Willow Springs Drive and runs back 149.8 feet on the westerly line and 147 feet on the easterly line to a line in the rear on which it measures 79.05 feet.

Being the same property conveyed to Kimberly Sue Smith Geiger by Quitclaim Deed dated November 13, 2001 and filed for record on December 4, 2001 in Instrument Number 20011204-0132971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1834 Willow Springs Drive, Nashville, Tennessee 37216
(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 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 25th day of June, 2004.

Kimberly Sue Smith Geiger
Kimberly Sue Smith Geiger

Gregory M. Geiger

STATE OF Tennessee
COUNTY OF Davidson

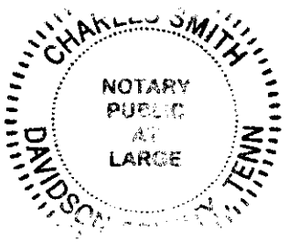
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Sue Smith Geiger and Gregory M. Geiger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2004.

Notary Public

My Commission Expires

(SEAL) 11/27/04



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903