Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1219

Davidson County DEEDWARR
Recvd: 05/24/05 12:08 2 pgs
Fees:13.00 Taxes:395.90
20050524-0058549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Denise G. Geiger, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Julie A. Rader, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 5787 on the plan of Brentwood Trace Condominiums, 2nd Revision of record in Book 5200, Page 261 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denise G. Geiger, single by deed dated June 30, 1995 of record in Book 9718, Page 846, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5787 Brentwood Trace, Brentwood TN 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of May, 2005

Denise G. Geiger

State of Tennessee)
County of Davidson)

On this 20th day of May, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Denise G. Geiger, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 107,000.00.

Julie A. Rader
Affiant

Sworn and subscribed before me on this the 20th day of May, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Julie A. Rader	Fifth Third Mortgage Company	160-14-B-87CO
5787 Brentwood Trace	P.O. Box 11060	
Brentwood, TN 37027	Orange, CA 92856-8160	