#10028 Box 13

WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

X Steven Geddes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Victor Hazelwood
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven S. Geddes	OWNIT Mortgage Solutions, INC.	133-12-92
(NAME) 442 Tampa Drive	(NAME) 11700 Great Oaks Way #360	Davidson County DEEDWARR Recvd: 08/05/05 13:49 2 pgs Fees:13.00 Taxes:444.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Alpharetta GA. 30022	20050805-0092614
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Paul L. Geddes and wife, D. Edwadean Geddes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven S. Geddes and Jennifer L. Geddes husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 46 Windsor Park of record in Book 3600, Page 64, Register's Office for Davidson County.

Being the same property conveyed to Paul L. Geddes and wife, D. Edwadean Geddes, by deed of record in Book 7988, Page 551, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Paul L. Geddes and D. Edwadean Geddes by Victor Hazelwood as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050805-0092613 in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 442 Tampa Drive, Nashville, TN 37211

(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 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 29th day of July, 2005.

Paul L. Geddes by Victor Hazelwood His Attorney in Fact

D. Edwadean Geddes by Victor Hazelwood Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of July, 2005 , before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Paul L. Geddes and wife, D. Edwadean Geddes and who acknowledged that he executed the same as the free act and deed of the said Paul L. Geddes and wife, D. Edwadean Geddes, through Power of Attorney granted him by the said Paul L. Geddes and wife, D. Edwadean Geddes

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires: May 28, 2006

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006