File # 20108-4

Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/06 13:38 3 pgs
Fees:18.00 Taxes:976.62

20061012-0126940

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2006

Notary Public

MY COMMISSION EXPIRES: NOV. 24, 2007

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Giannitrapani (NAME)	Bank of America, N.A. (NAME)	MAP 61-16
1327 Riverwood Drive (ADDRESS)	P.O. Box 9000 (ADDRESS)	PARCEL 34
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Getzville, NY 14068-9000 (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, Gregory L. Geissen and wife, Deborah C. Geissen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia Giannitrapani and husband, Willis Bryan Owings

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 parts of Lots Nos. 68, 69 and 85 on the Map showing revision of Lots Nos. 68, 69 and 85 in Eastdale Place, also part of Plymouth Avenue, originally located between Eastdale Place and Riverwood Subdivision; which has been adandoned, as of record in Book 843, Page 77, Register's Office for Davidson County, Tennessee, described together according to a survey made by Z. J. Wilkerson, Surveyor, dated April 18, 1962, as follows:

Beginning on the northeasterly margin of Riverwood Drive at an iron pin located south 52 degrees east 120 feet from the southeast corner of the property conveyed to Robert H. Tudor and wife by deed from Ethel Ray Wrenn of record in Book 2043, Page 261, Register's Office for Davidson County, Tennessee; thence with said Drive, south 52 degrees east 141.2 feet to the northerly margin of East Riverwood Drive; thence with the northerly margin of said Drive, north 80 degrees east 92 feet, more or less, to the westerly line of Lot No. 30 on the Map of Riverwood Subdivision of record in Book 547, Page 62, said Register's Office; thence with said line, north 6 degrees 30 minutes west 253 feet to an iron pin; thence south 42 degrees 30 minutes west 241 feet to the beginning.

Being the same property conveyed to Gregory L. Geissen and wife, Deborah C. Geissen by Warranty Deed from Quida Diatikar Trust, Ellen Taylor, Managing Trustee, dated August 31, 1998 and recorded in Book 11116, Page 387, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, etc., as may be set out on survey by Z. J. Wilkerson, Surveyor, dated April 18, 1962, as well as notes,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1327 Riverwood Drive, Nashville, TN 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 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 hand s this 10th day of October 2006

Gregory L. Geissen by Jessie B. Cleveland, Attorney in fact
Gregory L. Geissen

Deborah C. Geissen by Jessie B. Cleveland, Attorney in fact
Deborah C. Geissen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Geissen and wife, Deborah C. Geissen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of October, 2006.

Commission expires _____

Notary Public

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 _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of October, 2006, before me personally appeared Jessie B. Clinard, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gregory L. Geissen and wife, Deborah C. Geissen, and acknowledged that she executed the same as the free act and deed of the said Gregory L. Geissen and wife, Deborah C. Geissen.

Witness my hand and official seal at office at Nashville, Tennessee, this the 10th day of October, 2006.

My commission expires: ~~3/20/2010~~ NOV. 24, 2007

Jennifer L. Johnson
Notary Public

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

easements, building setback lines, etc. if any, as set forth on plat of record in Book 843, Page 77, Register's Office for Davidson County, Tennessee, and further subject to Agreement For Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4212, Page 892, Register's Office for Davidson County, Tennessee.