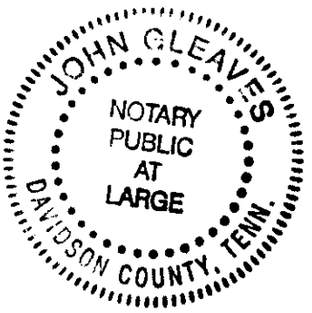


State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 112,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2007

Notary Public

My Commission Expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:
Rachel Flores
419 Janette Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

MAP & PARCEL:
034-09-0-154.00

Davidson County DEEDWARR
Recvd: 06/06/07 11:39 2 pgs
Fees:13.00 Taxes:414.40
20070606-0067748

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **David Michael Geary, married** said Grantor does hereby bargain, sell, transfer and convey unto **Rachel Flores**, a single woman 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. 18, on the Plan of Section II, Gateway, as shown on plat of record in Plat Book 3300, page 81, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follow:

Beginning at a point in the easterly margin of Monticello Avenue at the common corner of Lot Nos. 17 and 18; thence with the line between said lots, easterly 82 feet to a corner of Lot 19; thence with the line between Lots 18 and 19, southerly 110.2 feet to a point in the northerly margin of Janette Court; thence with the margin of same, westerly 102 feet to the beginning of a curve; thence around said curve, northwesterly 39.27 feet to the easterly margin of Monticello Avenue; thence with the margin of the same, northerly 94 feet to the beginning.

Being the same property conveyed to David Michael Geary in Instrument 20011130-0131399 recorded 11/30/2001, Register's Office for Davidson County, Tennessee.

Robbie J. Geary joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 419 Janette Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 my hand this 31st day of May, 2007.

David Michael Geary

Robbie J. Geary

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David Michael Geary and wife Robbie J. Geary** , to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville , Tennessee, this the 31st day of May, 2007.

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

