PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/08 09:50 2 pgs
Fees:13.00 Taxes:702.96

20081231-0123819

G-DT-08-1417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,990.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher C. Geist	CityLife Lending Group	
1417 Russell Street (ADDRESS)	8480 Stagecoach Circle (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Frederick MD 21701 (CITY) (STATE) (ZIP)	83-13-282.00

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, I/we JOCELYN W. WEATHERBY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTOPHER C. GEIST AND ELIZABETH R. COLE, BOTH UNMARRIED, 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:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 51, BLOCK "E", ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE. SAID LOT NO. 51 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF RUSSELL STREET AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 15TH STREET, 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOCELYN W. WEATHERBY, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JOHN D. NELSON AND WIFE STACY D. NELSON, RECORDED THE 4TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050404-0036591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK ____, PAGE ___; AS INSTRUMENT _____, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1417 Russell Street, Nashville, Tennessee 37206
(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 30th day of December, 2008.

JOCELYN W. WEATHERBY
BY Stephen Weatherby, ATTORNEY IN FACT
Jocelyn W. Weatherby

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2008, before me personally appeared Stephen Weatherby to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jocelyn W. Weatherby, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Jocelyn W. Weatherby, unmarried.

Witness my hand and official seal, this the 30th day of December, 2008.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903