This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Cahlmer Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-210601 REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 90-12 Parcels 56-57	Mr. Alan D. Goodwin Pond Road Manchester, Maine	Kimbrough-Kavanaugh & Asso. 404 James Robertson Parkway Nashville, Tennessee
FIELD BOOK NUMBER(S) 8DA-20895	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 6228 Robertson Avenue	LOAN OR ACCOUNT NO. C-395660 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantee herein to pay, the principal balance of $78,878.44 now due, plus future interest, on a certain note, dated March 12, 1965, in the original principal sum of $93,000.00, payable to Kimbrough-Kavanaugh & Associates, Inc., in monthly installments of $784.79, including interest at 6% per annum, said note being secured by a deed of trust executed by C. P. Lynch and wife to Miller Kimbrough, Trustee, of record in Book 3869, page 695,

C. P. LYNCH and wife, MARGARET C. LYNCH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALAN D. GOODWIN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 2 and 3 on the Plan of the Subdivision of Lot No. 28 and part of Lot No. 30 of the B. F. Cockrill Farm, as of record in Book 332, page 2.

Said Lots Nos. 2 and 3 front together 192 feet on the northerly side of Robertson Avenue, formerly Goodloe Street, and extend back between parallel lines, with the easterly margin of Gorman Avenue, 140 feet to an alley.

Being the same property conveyed to C. P. Lynch and wife, Margaret C. Lynch, by deed from Ray Gailey and wife, of record in Book 3821, page 181.

Also conveyed hereby, but without warranty, is all the right, title and interest of the Grantors in and to the alley adjacent on the north of said property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and except for Metropolitan taxes for 1969, which have been prorated and assumed by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of June, 1969.

Margaret C. Lynch
Margaret C. Lynch

C. P. Lynch
C. P. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4346 PAGE 23

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named C. P. Lynch and wife, Margaret C. Lynch, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 27th day of June, 1969.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970.

~~STATE OF Maine~~
~~COUNTY OF Kennebec~~

~~Before me, Jane Burgess, a Notary Public in and for the State and County aforesaid, personally appeared the within named Alan D Goodwin ### ########## ########~~ Goodwin, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

~~Witness my hand and official seal at Augusta, Maine~~
~~this, the 23 day of June, 1969.~~

~~My commission expires: April 9, 1976~~
~~Jane Burgess~~
~~Notary Public~~

STATE OF [redacted] } MAINE
COUNTY OF [redacted] } Kennebec

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

× Alan D Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 1969

MY COMMISSION EXPIRES April 9, 1976 (AFFIX SEAL) Jane Burgess
Notary Public

WARRANTY DEED
REF

FROM C. P. LYNCH et ux.

TO ALAN D. GOODWIN

A 46038

IDENTIF. REFERENCE

JUN 30 11 56 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN30 69	CONV	90,000.00		
JUN30 69	CONV	48,500.00		
JUN30 69	S'TAX		C* 360.10	
JUN30 69	PRTEE		C* .50	
JUN30 69	W'DEED		C* 3.00	* 363.60

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File, Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public