BOOK 4797 PAGE 876

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Bobbie L. Jones, Attorney. Brentwood, Tennessee NAME ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS: Paul D. Goodwin (NAME) Rt.5, Vanderbilt Road, (STREET ADDRESS OR ROUTE NUMBER) Mt.Juliet,Tenn. 37122 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: Same 52-5 (NAME) 163-161-159 (STREET ADDRESS) 160-157-157 (CITY) (STATE) (ZIP) 167-114-133	MAP-PARCEL NUMBERS 52-1 304- Pt

FOR AND IN 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, James Burnette and wife, Sue Burnette,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul D. Goodwin and wife, Christine M. Goodwin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

DESCRIPTIONS TO LOTS ATTACHED HERETO.

Being the same property conveyed to James Burnette by warranty deed of record in Deed Book 4677, Page 225 Register's Office for Davidson County, Tennessee.

This is unimproved (X) / improved ( ) property, known as Lots 27, 44, 50, 52, 53, 54, 56, 60, and parts of Lots 5, and 6 in revised plan of Block "K", Power & Roth Subdivision of Madison Park.

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 21 day of Dec, 19 84

James Burnette

Sue Burnette

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. A. Jones, a Notary Public in and for said County and State, the within named James Burnette + wife Sue Burnette

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 Madison, Tennessee, this 21 day of Feb 1974

Commission expires July 21 - 74

Wm A. Jones
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM James Burnette and wife, Sue Burnette

TO Paul D. Goodwin and wife, Christine M. Goodwin

C 46393

IDENTIF. REFERENCE

MAR 20 3 12 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAR 20	CONV	*5,000.00			
MAR 20	STAX		A*	13.00	
MAR 20	PRFEE		A*	.50	
MAR 20	WDEED		A*	12.00	* 25.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Being Lot #50 in Block "K" of Madison Park a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 974, Page 38, Register's Office for said county. Lot #50 fronts 50 feet on the North side of Harvard St. and runs back between parallel lines 110 ft. to a dead line on which it measures 50 ft. thereon.

Being Lot #60 in Block "K" of Madison Park a subdivision in Davidson County, Tennessee, a plat of which is of record in Bk.974,Pg.38, Register's Office for said County. Lot #60 fronts 50 feet on the South Side of Harvard Ave. and runs back between parallel lines 235 ft. on the East line and 200 ft. on the West line to a creek and the back line on which it measures 66 ft.across.

Being Lot #27 in the Revised Plan of Block "K" Power and Roth Subdivision of Madison Park, of record in Bk.843,Pg.7, Register's Office for said County. Said lot #27 fronts 50 ft. on Yale Avenue and runs back 100 ft. on easterly boundary of Lot No. 27 to a dead line in the rear measuring 30 ft. more or less, to a branch and running along the boundary line of a branch 50 ft. more or less, to a point and running in a line parallel with the westerly boundary line 50 ft., more or less, to the point of beginning.

Being Lot #44 in the Revised Plan of Block "K" Power and Roth Subdivision of Madison Park, of record in Bk.843,Pg.7, Register's Office for said County. Said Lot #44 fronts 50 ft. on the Northerly side of Harvard Ave. and runs back between parallel lines 110 ft. to a dead line in the rear,measuring 50 ft.there

Being Lot #56 in the Revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Bk.843,Pg.7, Register's Office for said County. Said Lot #56 fronts 50 ft. on the Southerly side of Harvard Ave. and runs back between parallel lines 95 ft. on the westerly side and 105 ft. on easterly side to a dead line in the center of a creek in the rear, meandering 60 feet more or less, thereon.

Being Lot #54 in the Revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Bk.843,Pg.7, Register's Office for said County. Said Lot #54 fronts 70 ft. on the Southerly side of Harvard Ave. and runs back between parallel lines 95 ft. on the westerly side and 70 ft. on easterly side to the center of a creek in the rear, meandering 90 ft., more or less,thereo n.

Being Lot #53 in the Revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, Pg. 7, Register's Office for said County. Said Lot #53 fronts 50 ft. on the Southerly side of Harvard Ave. and runs back between parallel lines 100 feet on the easterly saide and 95 ft. on westerly side to the center of a creek in the rear, meandering 60 ft., more or less, thereon.

Being Lot #52 in the Revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Bk.843,Pg.7, Register's Office for said County. Said Lot #52 fronts 70 ft. on the Southerly side of Harvard Ave. and runs back between parallel lines 65 ft. on easterly saide and 100 ft. on westerly side to center of creek in the rear, meandering 85 ft., more or less, thereon.

Being the westerly 50 ft. of Lot #6 in the Revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Bk.843, Pg.7, Register's Office for said County. Said part of Lot #6 fronts 50 ft. on the South side of Rothwood Ave., and runs back on the westerly boundary line 250 ft. to a point in the rear, thus easterly 100 ft. to a point in the rear, thus northwardly 125 ft. to a point; thus westerly 50 ft. to a point; thus southwardly 125 ft. to a point of the beginning.

Being the southerly 125 ft. of Lot #5 in the Revised Plan of Block "K" Power & Roth Subdivision of Madison Park, of record in Bk.843, Pg.7, Register's Office for said County. Said part of Lot #5 borders 100 ft. on the northerly boundary of Lot #9 and runs back between parallel lines 125 ft. to a dead line measuring 100 ft. thereon.

Commonwealth Land Title Insurance Company

PHILADELPHIA, PENNSYLVANIA 19102

INTERIM TITLE INSURANCE BINDER

TO James Burnett

No. N404285

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COMMONWEALTH LAND TITLE INSURANCE COMPANY hereby insures:

That the title to the land described in Schedule A hereof, was on January 30 1973, at 8:00 o'clock A.M., vested in fee simple in Robert B. Barr and wife, Martha Barr

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon receipt of application, if not previously furnished, and attorney's final certificate on the Company's form signed by Al H. Thomas, the approved examining attorney, showing compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of $6,500.00, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder, provided no liens, encumbrances, or objections intervene between the aforesaid date and the date the instrument creating the estate or interest to be insured is filed for record, or if any liens, encumbrances or objections intervene, provided same are satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien, or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien, or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental "police power" over the property described herein.

This Binder is preliminary to the issuance of a policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within ninety (90) days from the date hereof.

This Binder shall not be binding until it shall have been countersigned by an Agent of the Company.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed in accordance with its by-laws, this 31st day of January, 19 73

COMMONWEALTH LAND TITLE INSURANCE COMPANY

COUNTERSIGNED:

By _____
President

Al H. Thomas
Authorized Signature

Attest: _____
Secretary

Schedule A

Legal description of the land referred to in this Binder.

See Attached Page for description

295-00-671

Schedule B

SECTION 1. Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before policy of title insurance will be issued without exception thereto.

Item 1. Proper instrument creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Warranty Deed from Robert B. Barr and wife, Martha Barr to James Burnett.

2. Deed of Trust from James Burnett to C. Alex Meacham, Trustee to secure payment of a note in the amount of $6,400.00, payable to W. A. Jones.

Item 2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item 3. Evidence to be received that the premises are entirely in the possession of the owner, otherwise the final policy will take exception to the rights or claims of the parties in actual possession.

Item 4. A current and satisfactory plat of survey must be produced showing all improvements and physical conditions. If an acceptable survey is submitted, the final policy will except to disclosures made by said survey. Should no survey be produced, the final policy will take general exception to all matters discoverable by survey.

Item 5. Satisfactory evidence to be produced that caption property is not subject to unfiled liens of mechanics or materialmen.

Item 6. Pay all taxes, charges, assessments levied and assessed against the subject premises, which are due and payable.

SECTION 2. Showing defects, objections, liens and encumbrances, if any, to be shown as exceptions under Schedule B of the policy (such as easements, restrictive covenants, leases, unpaid taxes and assessments maturing subsequent to date hereof, prior lien or liens assumed).

1. 1973 Taxes, a lien, but not yet due and payable.

2. Building Lines and Easements of record in Plat Books 974 Page 38 and Book 843 Page 7 Register's Office Davidson County, Tennessee.

Being Lot No. 51 of Block "K" on the Revised Plan of Block "K" Power & Roth Subdivision of Madison Park, as of record in Book 974, page 38, Register's Office for said County. Said Lot No. 51 fronts 55 ft. on Denson Avenue and runs back 129 ft. on the north line and 130 ft. on the south line to a dead line on which it measures 65 ft. thereon.

Being Lot No. 39 of Block "K" on the Revised Plan of Block "K" Power & Roth Subdivision of Madison Park as of record in Book 974, page 38, Register's Office for said County. Said Lot No. 39 fronts 55 ft. on Denson Avenue, (formerly Idlewild Avenue) and runs back 129 ft. to a dead line measuring 55 ft. thereon.

Being Lot #50 in Block "K" of Madison Park a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 974, page 38, Register's Office for said county. Lot #50 fronts 50 ft. on the North side of Harvard St. and runs back between parallel lines 110 ft. to a dead line on which it measures 50 ft. thereon.

Being Lot #60 in Block "K" of Madison Park a subdivision in Davidson County, Tennessee, a plat of which is of record in Book 974, page 38, Register's Office for said County. Lot #60 fronts 50 ft. on the South side of Harvard Avenue and runs back between parallel lines 235 ft. on the East line and 200 ft. on the West line to a creek and the back line on which it measures 66 ft. across.

Being Lot #27 in the revised Plan of Block "K", Power and Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said Lot No 27 fronts 50 ft. on Yale Avenue and runs back 100 ft. on the easterly boundary of Lot No. 27 to a dead line in the rear measuring 30 ft., more or less, to a branch and running along the boundary line of a branch 50 ft., more or less, to a point and running in a line parallel with the westerly boundary line 50 ft., more or less, to the point of beginning.

Being Lot No. 44 in the revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said Lot No. 44 fronts 50 ft. on the northerly side of Harvard Avenue and runs back between parallel lines 110 ft. to a dead line in the rear, measuring 50 ft. thereon.

Being Lot No. 56 in the revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said Lot No. 56 fronts 50 ft. on the southerly side of Harvard Avenue and runs back between parallel lines 95 ft. on the westerly side and 105 ft. on the easterly side to a dead line in the center of a creek in the rear, meandering 60 ft., more or less, thereon.

Being Lot No. 54 in the revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said county. Said Lot No. 54 fronts 70 ft. on the southerly side of Harvard Avenue and runs back between parallel lines 95 ft. on the westerly side and 70 ft. on the easterly side to the center of a creek in the rear, meandering 90 ft., more or less, thereon.

Being Lot No. 53 in the revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said Lot No. 53 fronts 50 ft. on the southerly side of Harvard Avenue and runs back between parallel lines 100 ft. on the easterly side and 95 ft. on the westerly side to the center of a creek in the rear, meandering 60 ft., more or less, thereon.

Being Lot No. 52 in the revised plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said Lot No. 52 fronts 70 ft. on the southerly side of Harvard Avenue and runs back between parallel lines 65 ft. on the easterly side and 100 ft. on the westerly side to the center of a creek in the rear, meandering 85 ft., more or less, thereon.

Being the westerly 50 ft. of Lot No. 6 in the revised Plan of Block "K", Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said part of Lot No. 6 fronts 50 ft. on the south side of Rothwood Avenue and runs back on the westerly boundary line 250 ft. to a point in the rear, thus easterly 100 ft. to a point in the rear, thus northwardly 125 ft. to a point; thus westerly 50 ft. to a point; thus southwardly 125 ft. to a point of the beginning.

Being the southerly 125 ft. of Lot No. 5 in the revised Plan of Block "K" Power & Roth Subdivision of Madison Park, of record in Book 843, page 7, Register's Office for said County. Said part of Lot No. 5 borders 100 ft. on the northerly boundary of Lot No. 9 and runs back between parallel lines 125 ft. to a dead line measuring 100 ft. thereon.