ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael S. Goins	Lomas & Nettleton Company	2DA-45112
(NAME)	(NAME)	
1325 School Lane	P. O. Box 4231	120-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Houston, Texas 77014	37
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of FOR LOVE AND AFFECTION DOLLARS

The above Michael S. Goins and wife, Gloria Jean Goins have assumed and agree to pay the unpaid principal balance of an original indebtedness of $10,500.00, secured by Deed of Trust of record in Book 4321, Page 383, Register's Office for Davidson County, Tennessee.

Escrow account to be assumed by buyers.

We, Richard H. Prater and wife, Lovie T. Prater, the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said Michael S. Goins and wife, Gloria Jean Goins

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

Land in said county, being Lot No. 163 on the Plan of Airport Estates, As of record in Book 1130, Page 83, Register's Office for said county.

Said Lot No. 163 fronts 70 feet on the southerly margin of School Lane, and extends back 154.8 feet on the easterly line and 156.3 feet on the westerly line, to a line in the rear, on which it measures 70 feet.

Being the same property conveyed to Richard H. Prater and wife, Lovie T. Prater by deed from Marie Sweeney, a Widow, of record in Book 4735, Page 5, said Register's Office.

Subject to ten-foot easement for public utility purposes along the rear line of said lot, 50-foot setback line from School Lane, and conditions of owner's certificate, as shown on plan of record in Book 1130, Page 83, and also restrictions of record in Book 1394, Page 143, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 1325 School Lane (House Number) (Street)

Nashville, Tennessee 37217

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 18th day of March, 19 75.

Richard H. Prater

Richard H. Prater

Lovie T. Prater

Lovie T. Prater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5008 PAGE 457

Personally appeared before me, Barbara R. Perner, a Notary Public in and for said County and State, the within named Richard H. Prater and wife, Lovie T. Prater

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 18th day of March, 19 75.

My commission expires 5/25/75 Notary Public Barbara R. Perner

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 14,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael S. Goins
Michael S. Goins

Sworn to and subscribed before me
this 18th day of March, 19 75.

My commission expires 5/25/75 Notary Public Barbara R. Perner

This instrument was prepared by:
James I. Vance Berry, Atty., First American Center, Nashville, Tennessee, 37219

Name			Address
MAR24	CONV	14,000.00	
MAR24	S'TAX	B* 36.40	
MAR24	PR'FEE	B* .50	
MAR24	W'DEED	B* 4.00	* 40.90

WARRANTY DEED

FROM RICHARD H. PRATER ET UX
LOVIE T. PRATER

TO MICHAEL S. GOINS ET UX
GLORIA JEAN GOINS

D41507

IDENTIF. REFERENCE

MAR 24 10 19 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219