This Instrument Prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5299 PAGE 752

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Andrew Goddard et ux	Home Federal Savings & Loan Assoc.	Map 141-15A
(NAME) 7045 Cotton Blossom Ln	(NAME) 230 Fourth Avenue	Parcel 21
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN.	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by J. Andrew Goddard and wife, Carolyn D. Goddard and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said J. Andrew Goddard and wife, Carolyn D. Goddard, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $37,200.00 secured by deed of trust of record in Book 5166, page 480, Register's Office for Davidson County, Tennessee,

We, Earnest C. Bullock and wife, Margaret P. Bullock

have this day bargained and sold, and do hereby transfer and convey unto the said J. Andrew Goddard and wife, Carolyn D. Goddard,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for said County.
Said Lot No. 75 fronts 100.42 feet on the north side of Cotton Blossom Lane and extends back 176.89 feet on the west line and 181.11 feet on the east line to a dead line measuring 125.00 feet thereon.

Being the same property conveyed to Earnest C. Bullock and wife, Margaret P. Bullock by deed from Gary Carden, unmarried of record in Book 5166, page 478, said Register's Office.

This conveyance is subject to a 20-foot easement for public utility and drainage purposes, 10-foot minimum building setback lines from both side lines, 30-foot minimum building setback line from Cotton Blossom Lane and a 2.5 x 25 foot utility anchor easement, and conditions of Owner's Certificate as of record in Book 4860, page 27, said Register's Office, also declaration of covenants, conditions and restrictions, including liens for annual and special assessments are recorded in Book 4892, page 689, said Register's Office; also, by-laws of Rolling River Estates, Inc. of record in Book 4892, page 679, said Register's Office, and restrictive covenants of record in Book 4788, page 950, and amended in Book 4871, page 640, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,900.00

Subscribed and sworn to before me, this the 15th day of June 1978

J. Andrew Goddard
Affiant

My commission expires: 8/12/81 (Affix Seal)

Doris [illegible]
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE SEAL STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 7045 Cotton Blossom Lane (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. Andrew Goddard and wife, Carolyn D. Goddard,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Andrew Goddard and wife, Carolyn D. Goddard,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earnest C. Bullock
Earnest C. Bullock

Margaret P. Bullock
Margaret P. Bullock

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Earnest C. Bullock and wife, Margaret P. Bullock

the within named 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* 15th *day of* June, *19* 78

Doris E. Moran
Notary Public

Commission expires 8/12/81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

PLEASE RETURN TO
Chicago Title Ins. Co.
AMERICAN FIRST NAT'L BANK
NASHVILLE

WARRANTY DEED

FROM

Earnest C. Bullock et ux

TO

J. Andrew Goddard et ux

JUN 16 78 CONV 59,900.00
JUN 16 78 S'TAX B* 155.74
JUN 16 78 PR'FEE B* .50
JUN 16 78 W'DEED B* 4.00 * 160.24

E 71596

IDENTIF. REFERENCE

JUN 16 2 55 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238