THIS INSTRUMENT WAS PREPARED BY JOHN D. WHALLEY, ATTORNEY, SEVENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219.

BOOK 5308 PAGE 456

WARRANTY DEED

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Fred C. Goad, et ux 214 Forrest Acres Drive Nashville, Tennessee 37220	Same	OH-15652

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, TRAVIS R. ANDERSON and wife, WILMA H. ANDERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRED C. GOAD and wife, ELIZABETH H. GOAD, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 214 on the Plan of Oak Hill Estates, Section II, of record in Book 4460, page 36, 37 and 38, Register's Office for said County.

SAID Lot No. 214 fronts 136 feet on the easterly side of Forrest Acres Drive and runs back 314.90 feet on the north line and 300.0 feet on the south line, to a dead line on which it measures 172.96 feet.

BEING the same property conveyed to Travis R. Anderson and wife, Wilma H. Anderson, by deed from Ralph Stevens and Melvin Jones, d/b/a American Homes, as of record in Book 4916, page 169, Register's Office for said County.

This is improved property known as 214 Forrest Acres Drive, Nashville, Tennessee 37220.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Sworn to and subscribed before me
this 31st day of July, 1978.

Mary Edwards
Notary Public

Travis R. Anderson
Affiant

My commission expires:
2/4/79

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 that the same is unencumbered, except for restrictions, easements and other matters of record, and taxes for the current year which have been prorated and are assumed by the Grantees; 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.

TRAVIS R. ANDERSON

WILMA H. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED before me, NANCY EDWARDS, a Notary Public in and for said County and State, the within named TRAVIS R. ANDERSON and wife, WILMA H. ANDERSON, the bargainors, 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, Davidson County, Tennessee, this 3rd day of July, 1978.

NOTARY PUBLIC

My commission expires:

2/4/79

NANCY EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 75458

IDENTIF REFERENCE

JUL 7 2 28 PM '78

FELIX E. ALSUP REGISTER DAVIDSON COUNTY, TENN.

JUL-7[78]	CONV	92,500.00		
JUL-7[78] S'TAX			B* 240.50	
JUL-7[78] PR'FEE			B* .50	
JUL-7[78]	W'DEED		B* 4.00	* 245.00