WARRANTY DEED

BOOK 5527 PAGE 789

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Faye W. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 1979.

Jean Robinson
Notary Public

MY COMMISSION EXPIRES: 10/23/82

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY

Robinson & Gwin, Attorneys (NAME) 68 E. Hill Dr. Mt. Juliet, Tn. 37122 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Wayne Grubbs et ux (NAME)	Same (NAME)	52-5
906 East Cynthia Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 147
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, PAUL DAVID GOODWIN and wife, CHRISTINE GOODWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. WAYNE GRUBBS and wife, DIANA GRUBBS

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

Being Lot No. 39 on the Revised Plan of Block "K" Power and 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 feet on the easterly side of Denson Avenue, formerly Idlewild Avenue, and runs back between parallel lines to a dead line on the rear.

Being the same property conveyed to Paul Goodwin and wife, Christine Goodwin by deed from James Burnette and wife, Sue Burnette, as of record in Book 4797, page 874, Register's Office for said County.

Being Lot No. 40 on the Revised Plan of Block "K" Power and Roth Subdivision of Madison Park, as of record in Book 974, page 38, Register's Office for said County.

Said Lot No. 40 fronts 55 feet on the easterly side of Denson Avenue, formerly Idlewild Avenue, and runs back between parallel lines, with the margin of Harvard Avenue, 129 feet to a dead line on the rear.

Being the same property conveyed to Paul David Goodwin by deed from Jeane Fariss and Stephanie Fariss, wife and daughter of George Fariss, Deceased, as of record in Book 5354, page 178, Register's Office for said County.

Paul Goodwin and Paul David Goodwin are one and the same person.

This is unimproved (X) improved ( ) property, known as 935 Denson Avenue, Madison, Tennessee 37115 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 5th day of November, 1979

Paul David Goodwin — Christine Goodwin

STATE OF FLORIDA
COUNTY OF PALM BEACH

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul David Goodwin and wife, Christine Goodwin

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 Lake Worth, Florida this 5th day of November, 1979

Barbara Courtney Notary Public.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 21, 1982

Commission Expires

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that { he / they } 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

4806 11/09 102.70- CHECK

F.62673

IDENTIFICATION REFERENCE

Nov 9 2 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
PAUL DAVID GOODWIN ET UX

TO
B. WAYNE GRUBBS ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

370[illegible].00- CO
96.20 CO TX
.50 PRFEE
6.00 MORTG
CHECK 102.70-
4806A11/09/79 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.62617.3

IDENTIF. REFERENCE

Nov 9 2 12 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 724719