346

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

BOOK 5555 PAGE 924

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAROLD F. GOODWIN (NAME)	SAME (NAME)	Map 73-9
1931 PINEHURST DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 117
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB# 15 DZ-62015

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND THREE HUNDRED THIRTY-THREE AND 33/100 ($8,333.33) ---------- Dollars,

cash in hand paid to JAMES M. HIGH and wife, JULIA LITTLETON HIGH, hereinafter referred to as "Grantors," by HAROLD F. GOODWIN and wife, LOIS G. GOODWIN , hereinafter referred to as "Grantee," the receipt and sufficiency of which is hereby acknowledged by Grantors,

Grantors have this day bargained and sold, and do hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING land in Davidson County, Tennessee, being Lot No. 346 on the Plan of Section III, Burchwood Gardens, a plat of which is of record in Book 2900, page 116, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point in the south margin of Pinehurst Drive, which is the northwest corner of said Lot 346, and the northeast corner of Lot 345, Section III, Burchwood Gardens; thence with said margin of Pinehurst Drive, 80 feet, more or less, to a point, which is the northeast corner of said Lot 346, and the northwest corner of Lot 347, Section III, Burchwood Gardens; thence with the boundary line between said Lots 346 and 347, 152 feet, more or less, to a concrete monument at the common corner of said Lots 346 and 347, and Reserved Tract No. 2, Section III, Burchwood Gardens; thence with the boundary line between said Lots 346 and said Reserved Tract No. 2, 80 feet, more or less, to a point at the common corner of said Lots 345, 346 and Reserved Tract No. 2; thence with the boundary line between said Lots 345 and 346, 152 feet, more or less, to the point of beginning.

BEING part of the same property conveyed to James M. High, and wife, Julia Littleton High, by deed from Lucia Burch Doggrell and husband, Henry P. Doggrell, of record in Book 5325, page 427, said Register's Office.

F.72393
01/16 31.03 CHECK
IDENTIF. REFERENCE
JAN 16 9 53 AM '80
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
7504

USE RESTRICTION:

The hereinabove described real property may not be developed unless the improvements to be constructed thereon consist of either (i) one (1) single family residential building or (ii) one (1) duplex with only one (1) front door and one (1) driveway. Either permitted use shall include necessary and useful appurtenances and amenities thereto. Grantors and Grantee agree that this restriction shall be a covenant running with the land.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO:

1. 1980 Metropolitan Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have been estimated and prorated as of the date of closing and assumed by Grantee;

2. Restrictions of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee; and

3. Conditions of the Owner's Certificate, easements and setback lines shown on the Plan of Section III, Burchwood Gardens, a plat of which is of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,333.33

Subscribed and sworn to before me, this the 15th day of January, 1980

× Harold L. Gordon
Affiant

My commission expires: 7-18-82 (Affix Seal)

Jan Marshall
Notary Public

unimproved XX
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 as hereinabove provided.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 15th *day of* January, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

.....

JAMES M. HIGH

.....

JULIA LITTLETON HIGH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5555 PAGE 926

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named JAMES M. HIGH and wife, JULIA LITTLETON HIGH,

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 15th day of January, 1980

Jan Minshall, Notary Public.

Commission Expires 7-18-82

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5555 PAGE 927

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

8333.33- CO
21.58 CO TX
.50 PRFEE
9.00 WDEED
CHECK 31.08-
7504A01/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72393

IDENTIF. REFERENCE T

JAN 16 9 53 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 737011