Kelley, Hallett & Crawf
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
133-6-185	Mr/Mrs Larry D. Goodwin c/o	Tenn. Housing Dev. Assoc. Kentucky Mortgage Company, Inc P. O. Box 13013 Lexington, KY. 40512
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 50261
6DA-56760	3715 Tibbs Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees hrein to pay, the principal balance now due, plus future interest on a certain note dated May 5, 1978, in the original principal sum of $24,450.00, payable to Tennessee Housing Dev. Agency, c/o Kentucky Mortgage Company, according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by Timothy L. Riley and wife, Christi C. Riley, to Harole Reeves, Trustee, as of record in Book 5283, page 755,

TIMOTHY L. RILEY and wife, CHRISTI C. RILEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY D. GOODWIN and wife, ELIZABETH A. GOODWIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 24 on the Plan of Leonard Heights, as of record in Book 2330, page 15.

Said Lot No. 24 fronts 72 feet on the westerly margin of Tibbs Drive and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Timothy L. Riley and wife, Christi C. Riley, by deed from Glenn Allen Gentry and wife, Carol Orr Gentry, as of record in Book 5283, page 753.

This conveyance is made subject to restrictions of record in Book 2346, page 291.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1980 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of June, 19 81

Timothy L. Riley

X Christi C. Riley
Christi C. Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5755 PAGE 511

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Timothy L. Riley and wife, Christi C. Riley

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, the 8th day of June, 1981.

William Don Nix
Notary Public

My commission expires:
4-17-83

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$37,8000.00 X Amant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 1981

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
TIMOTHY L. RILEY AND WIFE

TO
LARRY D. GOODWIN AND WIFE

IDENTIF. REFERENCE
G45510

1981 JUN 10 A 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5755 PAGE 512

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
			37601.00- CO	
			90.26 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 104.78-	
			0295A06/10/81 BAL .00	

1981 JUN 10 A 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G45510

1981 JUN 10 A 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
G45510
CROSS REFERENCE

No. 826417