THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Daniel M. Goodman & Kenneth Levitan P.O. Box 121031 Nashville, TN. 37212	Eagle Mortgage & Investment Co. P.O. Box 13013 Lexington, KY 40512	MAP 115-5 PARCEL 26 8DZ-66690

BOOK 6450 PAGE 968

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. RICHARD BARUZZINI and wife, MARY E. BARUZZINI

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DANIEL M. GOODMAN and KENNETH LEVITAN

hereinafter called the Grantee. Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the plan of Section Two, West Meade Hills, of record in Book 2900, page 98, Register's Office for said County.

SAID Lot No. 27 fronts 160.00 feet on the westerly margin of Windrowe Drive and extends back 315.0 feet on the northerly line and 315.1 feet on the southwesterly line to a broken line in the rear, measuring 107.85 feet thereon.

BEING the same property conveyed to R. Richard Baruzzini and wife, Mary E. Baruzzini by deed from Talmadge David Butler and wife, Lavergne Newton Butler, of record in Book 5232, page 417, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3097, page 485, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 947 Windrowe Drive, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 7th day of December, 1984.

R. Richard Baruzzini

Mary E. Baruzzini

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of December, 1984, before me personally appeared R. Richard Baruzzini and Mary E. Baruzzini, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov. 1, 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6450 PAGE 969

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 92,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of December, 1984.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

R. Richard Baruzzini, et ux

to:

DANIEL M. GOODMAN and
KENNETH LEVITAN

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

IDENTIFICATION REFERENCE

DEC 18 10 40 AM '84

DAVIDSON COUNTY, TN REGISTER

108071

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6450 PAGE 970

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
			92000.00- CAMT.	
			239.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	245.70-
6291A	12/18/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 70880 T

IDENTIF. REFERENCE

Dec 18 10 40 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94096