FORM NO. WD-1

BOOK 6497 PAGE 875

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 85.

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Goodwin, Sr. et ux (NAME)	Same (NAME)	12DA 42945
1810 Lillian Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	071-15-0
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	227.00

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, Margaurite Leona R. Duke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl T. Goodwin, Sr., and wife, Cecelia J. Goodwin

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:

Land in Davidson County, Tennessee, being Lots No. 78 and 79, on the Map of Highland Land Company Plan of Lots, as of record in Book 421, page 14, Register's Office for said County.

Said Lots adjoin and front together 50 feet on the easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Samuel Alex Duke and wife, Margaurite Leona R. Duke by deed from Oliver E. Wells and wife, Bessie Mai Wells of record in Book 2102, page 624, said Register's Office. The said Samuel Alex Duke having since died intestate, said property being vested in Margaurite Leona R. Duke as surviving tenant by the entirety.

1:8:4:8:9:2

IDENTIF. REFERENCE

FEB 22 12 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (unimproved ( ) improved (XX) property, known as 1337 Stainback Avenue (House Number) (Street) Nashville, (P. O. Address) Tennessee (City or Town) 37206 (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 my hand this 21st day of February, 1985

Margaurite Leona R. Duke
Margaurite Leona R. Duke

3315

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Margaurite Leona R. Duke, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 21st day of February, 1985.

Rebecca W. Stapley

NOTARY PUBLIC

My commission expires:

10/24/88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Margaurite Leona R. Duke

TO

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

25000.CO- CAMT.
66.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
3315A02/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8:4:8:9 2

IDENTIF. REFERENCE

Feb 22 12 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110653