This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
BETHEL R. GOODWIN et vir
306 Blue Hills Drive
Nashville, Tennessee 37214

SEND TAX BILLS:
Same

MAP-PARCEL:
Map 095-07
Parcel 078
03DZ-05270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Nine Thousand Five Hundred and NO/100 ($59,500.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ANNE LYON BURSACK and husband, JACK BURSACK, individually and as Executrix of the Estate of Eddie Shearon Lyon, Deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BETHEL R. GOODWIN and husband, JOHN M. 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 the Third Civil District of Davidson County, Tennessee, being Lot No. 216 on the Plan of Merry Oaks, of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 216 is situated on the southwesterly corner of the intersection of Blue Hills Road and Whipple Place, fronting 103.3 feet on the westerly marign of Blue Hills Road and a total of 97.7 feet on the southerly margin of Whipple Place, said frontage being joined by a curve having a length of 39.3 feet and a radius of 25 feet. Said lot extends back 128 feet on the southerly side from Blue Hills Road and 129 feet on the westerly side from Whipple Place.

Being the same property conveyed to G. C. Lyon and wife, Eddie S. Lyon by deed dated February 21, 1962, from Dan E. Jackson, Jr. and wife, Anne L. Jackson, as of record in Book 3506, page 469, Register's Office for Davidson County, Tennessee. The said G. C. Lyon having predeceased Eddie S. Lyon, and then the said Eddie S. Lyon having died on May 28, 1985, leaving the said property to her sole daughter and heir, Anne Lyon Bursack, by virtue of a Last Will and Testament of record in Will Book HH, page 150, Probate Court Clerk for Wilson County, Tennessee. Eddie S. Lyon and Eddie Shearon Lyon were one and the same person. Jack Bursack, husband of the said Anne Lyon Bursack, joins in this conveyance to transfer any marital interest he may have in said property.

This is improved property known as 306 Blue Hills Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Taxes for the current year have been settled between the parties and will be paid by Grantees.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of August, 1985.

Anne Lyon Bursack
ANNE LYON BURSACK

Jack Bursack
JACK BURSACK

Anne Lyon Bursack, Executrix
ANNE LYON BURSACK, Executrix of the Estate of Anne Shearon Lyon

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anne Lyon Bursack and husband, Jack Bursack, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of August, 1985.

Patricia M. Guess
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anne Lyon Bursack, Executrix of the Estate of Eddie Shearon Lyon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained, with full authority so to do as Executrix of said Estate, by signing ner name as said Executrix. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of August, 1985.

Patricia M. Guess
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $59,500.00.

Bethel R. Goodwin
AFFIANT

Subscribed and sworn to before me
this 30th day of August, 1985.

NOTARY PUBLIC
My Commission Expires: 4-2-89

RUS

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IDENTIFICATION REFERENCE

Sep 4 11 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6646 PAGE 936

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

59500.00- CAMT.
154.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 164.20-
3587A09/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3365 9

IDENTIF. REFERENCE

SEP 4 11 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169403