THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
Attorney at Law
507 East College Street
Dickson, Tennessee 37055
LER 12-85-4460

Map 70-9
Par 89 Jd

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ELEVEN THOUSAND AND NO/100 ($11,000.00) DOLLARS, cash in hand paid by GEORGE GOODFRED and wife, JANICE [redacted] GOODFRED, receipt of which is hereby acknowledged, WE, JOE A. GREEN and wife, BARBARA A. GREEN, have bargained and sold and by these presents do transfer and convey unto the said GEORGE GOODFRED and wife, JANICE M. GOODFRED, their heirs and assigns, a certain tract or parcel of land as follows:

BOOK 5782 PAGE 488

Lying and being in the 13th Civil District, formerly the 23rd District, of Davidson County, State of Tennessee, and being part of Lot No. 62 on the Plan of Bordeauxmont Subdivision of the J. E. Curtis land, not of record, and being more particularly described as follows:

BEGINNING at a point on the Northwesterly margin of Summit Avenue 90 feet Northeasterly from the Northerly margin of Cliff Drive, said point being also the Northeast corner of a part of said Lot No. 62 conveyed to George R. Simpson and wife, Margurite Ann Simpson by deed from James W. Durham, of record in Book 1414, Page 103, in the Register's Office of Davidson County, Tennessee; thence with the Northwesterly margin of said Summitt Avenue, North 32 degrees 30 minutes East 199 feet to an iron pin in the Northerly margin of a private driveway; thence with the Northerly margin of said driveway, South 73 degrees 14 minutes West 166.3 feet to an iron pin in Terrace Avenue; thence South 32 degrees 30 minutes West 73 feet to the Northwest corner of said Simpson lot, South 57 degrees 30 minutes East 108.5 feet to the beginning, by survey of H. Gee, dated May 31, 1948.

Being the same property conveyed to Joe A. Green and wife, Barbara A. Green by deed from James W. Foster and wife, Agnes Foster, dated June 11, 1969, and of record in Book 4342, Page 771, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GEORGE GOODFRED and wife, JANICE M. GOODFRED, their heirs and assigns, forever. And we covenant with the said GEORGE GOODFRED and wife, JANICE M. GOODFRED, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE GOODFRED and wife, JANICE M. GOODFRED, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hand this 10th day of January 1986.

Joe A. Green
JOE A. GREEN

Barbara A. Green
BARBARA A. GREEN

STATE OF TENNESSEE

COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JOE A. GREEN and wife, BARBARA A. GREEN, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 10th day of January, 1986.

Lisa Hall
Notary Public

My Commission Expires: 4-14-87

AFFIDAVIT BOOK 6782 PAGE 489

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $11,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of January, 1986.

Notary Public

My Commission Expires: 4-14-87

* * * * * * * * * * *

MAP _____

GROUP _____

PARCEL _____

SEND TAX BILLS TO:
George Goodfred
Woodmont Dr
Dickson TN 37055

MAIL TO:

7.59 37

IDENTIFICATION REFERENCE

FEB 13 2 00 PM '86
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

11000.00- CAMT.
28.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 35.10-
4575A02/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75937.

IDENTIFICATION REFERENCE

FEB 13 2 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219115