BOOK 6872 PAGE 594 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Alan D. Goodwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 1986

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

File Box 9

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Goodwin et ux (NAME)	Fleet Funding (NAME)	MAP 162-7
73 Benzing Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer F-20 (STREET ADDRESS)	PARCEL 20
Antioch, TN (CITY) (STATE) (P. O. ZIP)	Florence, S.C. 29501 (CITY) (STATE) (ZIP)	FB# 5DU 33463

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, Michael R. Martinoni and wife, Sarah A. Martinoni

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan Goodwin and wife, Elaine C. 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 Lot No. 33 on the plan of Antioch Park, Section I, of record in Book 3600 at page 96, Register's Office for said County.

Said Lot No. 33 fronts 75.0 feet on the southeasterly margin of Benzing Road and extends back 140.0 feet on the northeasterly line and 137.4 feet on the southwesterly line to a dead line in the rear, measuring 76.0 feet thereon.

Being the same property conveyed to Michael R. Martinoni and wife, Sarah A. Martinoni by deed from Metropolitan Housing, Ltd., a Tennessee Limited Parthership, of record in Book 6571 at page 828, said Register's Office.

This conveyance is made subject to: (a) property taxes for 1986 for which Grantees will be responsible; (b) restrictive covenants of record in Book 3861 at page 744, said Register's Office; and (c) the matters shown on said plan.

As part of the consideration for this conveyance Grantees assume and agree to pay the indebtedness evidenced by the note referenced in the deed of trust of record in Book 5457 at page 974, said Register's Office (Fleet Funding No. 0330253) according to the terms set forth therein and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 73 Benzing Rd., Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 16th day of May, 1986

Michael R. Martinoni

Sarah A. Martinoni

B9:E

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Michael R. Martinoni and wife, Sarah A. Martinoni

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 16th day of May 1986

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Michael R. Martinoni and wife,

Sarah A. Martinoni

TO

Alan Goodwin and wife, Elaine C. Goodwin

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

MAY 30 3 33 PM '86

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

058269

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
			65000.00- CONT.	
			169.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	175.50-
9968A05/30/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.8.2.6.

IDENTIFICATION REFERENCE

MAY 30 3 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253661