THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6883 PAGE 435

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ELENA VICTORIA REYNOLDS GOAD, ET AL (NAME) | SAME (NAME) | MAP 60-8 |
| 1265 Lock 4 Rd (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 23 |
| Gallatin, TN 37066 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 12D-760 |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, I

EVERETTE E. GADDY, hereinafter referred to as GRANTOR,

*have this day bargained and sold, and do hereby transfer and convey unto the said* ELENA VICTORIA REYNOLDS GOAD and FRANK R. GOAD, TRUSTEES under the Will of William Ray Goad, Deceased, hereinafter referred to as GRANTEES, their *(successors), heirs and assigns,* ~~certain tract of land in Davidson County, Tennessee as follows:~~ all of my one-half (½) undivided interest in and to the following described real estate in Davidson County, Tennessee, as follows:

Being the southwest part of Lot No. 4 on the Plan of E. A. Lindsley Subdivision, of record in Book 547, page 144, Register's Office for said County.

Said part of said lot fronts 100 feet, more or less, on the easterly side of Dickerson Road, and runs back between lines, 439.28 feet to a point on the north line, and 454.68 feet on the south line to a point, to a line in the rear measuring 100 feet, more or less, as the easterly margin thereof.

Being the same property conveyed to Everette E. Gaddy and William R. Goad, now deceased, by deed from Helen D. Haskins of record in Book 5219, page 873, a deed of correction having been recorded in Book 5251, page 982, said deed of correction having been re-recorded in Book 5264, page 995, said Register's Office. ( continued )

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $12,000.00
Subscribed and sworn to before me, this the 10th day of June 19 86
Affiant Deana L. Montgomery
My commission expires: 11/1/87 (Affix Seal) Notary Public John M. Black II

This is improved (X) property, known as 3007 Dickerson Rd., Nashville, TN 37207 (House Number) (Street) P.O. Address: (City or Town)
unimproved ( )

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
Grantees, their
*(successors),*
*heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 10th *day of* June 19 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Everette E. Gaddy
EVERETTE E. GADDY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ....the undersigned.... , a Notary Public in and for said County and State, ...EVERETTE E. GADDY.....
.....
.....
the within named bargainor ..... , with whom I am personally acquainted, and who acknowledged that ....he.... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Madison..... Tennessee, this ...10th..... day of .....June..... , 19 86.....

Commission expires .....11/1/87.....

Ellen M. Black
..... Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..... , a Notary Public of the State and County aforesaid, personally appeared ..... , with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... 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 ..... self as ..... .

Witness my hand and seal, at office in ..... , this ..... day of ..... , 19 ..... .

..... Notary Public

Commission expires .....

( continuation )

Said property is conveyed subject to easement granted City of Nashville for The Electric Power Board of said City, as of record in Book 2486, page 484, Register's Office for said County, and a sewer easement to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5563, page 715, and Deeds of Trust of record in Book 5219, page 875 and Book 6285, page 565, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 11 9 23 AM '86

IDENTIFICATION REFERENCE

09272

WARRANTY DEED

FROM

TO

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

**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 |
|---|---|---|---|---|

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
4055A06/11/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

09272

IDENTIFICATION REFERENCE

JUN 11 9 23 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257664