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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Ralph T. Goodwin Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 1986.

Deanna S. Bisson
Notary Public

MY COMMISSION EXPIRES: 7-17-88
(AFFIX SEAL)

Mortgagee: The Lomas and Nettleton Company

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 |
|---|---|---|
| Ralph T. Goodwin, Jr. et ux (NAME) | The Lomas & Nettleton Company (NAME) | Map 91-13 |
| 6019 O'Brien Ave. (STREET ADDRESS OR ROUTE NUMBER) | 4460 Corporation Lane (STREET ADDRESS) | Parcel 267 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Virginia Beach, VA 23462 (CITY) (STATE) (ZIP) | FB#8DA37550 |

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, Bruce W. Bilbrey and wife, Barbara M. Bilbrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph T. Goodwin, Jr. and wife, Joan P. 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 part of Lots No. 3 and 4 on the Plan of E.T. Brown, Trustee, Subdivision of an 18 acre tract as of record in Book 332, page 126, Register's Office for said County, more described to-wit:

BEGINNING at a point on the easterly margin of Eastboro Avenue, formerly Cowan, at the common front corner of Lots No. 2 and 3; thence with said margin, North 5° 14' East 41.3 feet to a concrete monument at the beginning of a curve having a radius of 20 feet; thence around said curve, northeastwardly 35 feet to an iron pin on the southerly margin of O'Brien Avenue; thence with said margin South 77° 7' East 131.2 feet to an iron pin; thence South 5° 7' West 18.3 feet to an iron pin in the southerly margin of Lot No. 3; thence North 84° 46' West 150 feet to the beginning.

BEING the same property conveyed to Bruce W. Bilbrey and wife, Barbara M. Bilbrey by deed from Charles E. Madden, Jr. and wife, Patti L. Madden of record in Book 5393, page 934, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) property taxes for 1986 for which Grantee is responsible and (b) the matters set forth in the above referenced plan of record.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 5125, page 622, said Register's Office, according to the terms thereof, and Grantor hereby assigns to Grantees the escrow account in connection therewith.

This is ( ) unimproved (X) improved property, known as 6019 O'Brien Avenue, Nashville, Tennessee 37209
(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 9th day of September, 19 86

Bruce W. Bilbrey
Bruce W. Bilbrey

Barbara M. Bilbrey
Barbara M. Bilbrey

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 Bruce W. Bilbrey and wife, Barbara M. Bilbrey

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 9th day of September 19 86.

Commission expires 7-17-88

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

Bruce W. Bilbrey and wife,

Barbara M. Bilbrey

TO

Ralph T. Goodwin, Jr. and wife,

Joan P. Goodwin

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

SEP 15 1 31 PM '86

RECEIVED FOR RECORD

Prepared By:

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

42048

jh

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

49000.00- CAMT.
137.20 CSTAX:
.50 PRFEE
6.00 WDEED:
CHECK 143.70-
19190409/15/86 BAL .00

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

42048

Sep 15 1 31 PM '86

No. 294738