Book 8 C

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Charles Randolph Goodrum
4516 Wayland Drive
Nashville, TN. 37215

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
MAP 130-15
PARCEL 071
FH 05155

WARRANTY DEED BOOK 7057 PAGE 539

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, T. R. Benning and Donna Benning hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles Randolph Goodrum and wife, Margaret Gail Goodrum hereinafter called the Grantee, Grantee's 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. 3 on the plan of Harpeth View Estates, of record in Book 1835, page 69, Register's Office for said County.

SAID Lot No. 3 fronts 214.1 feet on the broken easterly margin of Wayland Drive (formerly Fairview Drive) and extends back 207.5 feet on the southerly line and 236.6 feet on the northerly line to a dead line in the rear, measuring 224.0 feet thereon.

Being the same property conveyed to T. R. Benning and wife, Donna Benning by deed from Craig V. Gabbert, Jr., and wife, Karen C. Gabbert of record in Book 6556, page 850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

6901 6

IDENTIFICATION REFERENCE

DEC 3 10 32 AM '86

This is (~~an~~) improved property, known as 4516 Wayland Drive, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of December, 19 86.

Donna Benning

T. R. Benning

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of December, 19 86, before me personally appeared T. R. Benning and Donna Benning, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Notary Public

My Commission Expires: 4-2-90

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of December, 1986.

_____
Notary Public

My Commission Expires: 4-2-90

WARRANTY DEED

from:
T. R. Benning and Donna Benning

to:
Charles Randolph Goodrum and wife,
Margaret Gail Goodrum

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26031

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

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 541

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DEC 3 10 32 AM '86

No. 18364