BOX 22

BOOK 7074 PAGE 52

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

Box 22

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

| ADDRESS NEW OWNER (S) AS TOLLOWS | Mortgagee: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Denton Goodwin (NAME) | Atlantic Coast Mortgage Company (NAME) | 128-13-19 |
| 7605 Indian Springs Road (STREET ADDRESS OR ROUTE NUMBER) | 3975 University Drive (STREET ADDRESS) | 9D-7251 |
| Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP) | Fairfax, Virginia 22030 (CITY) (STATE) (ZIP) | |

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, James David Blackburn and wife, Janice Louise Blackburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Denton Goodwin and wife, Glenda R. 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. 11, on the Plan of B. V. 1776 Estates, of record in Book 5050, page 76, Register's Office for said County.

SAID Lot No. 11 fronts 150.01 feet on the southerly margin of Indian Springs Drive and extends back 316.65 feet on the westerly line and 250.00 feet on the easterly line to a dead line in the rear, measuring 164.53 feet thereon.

BEING the same property conveyed to James David Blackburn and wife, Janice Louise Blackburn, by deed from Billy H. Teal and James M. Gunter, of record in Book 5241, page 109, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive convenants of record in Book 5172, page 237, said Register's Office, and to the matters set forth in the above referenced plan of record.

7451 4

IDENTIFICATION REFERENCE

DEC 18 2 44 PM '86

REGISTER DAVIDSON COUNTY TENN.

unimproved ( )
This is improved ( XX ) property, know as 7605 Indian Springs Road, Nashville, TN 37221
(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 convenant 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 their hands this 17th day of December, 19 86

James David Blackburn

Janice Louise Blackburn

STATE OF TENNESSEE
Davidson County

BOOK 7074 PAGE 53

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Blackburn and wife, Janice Louise Blackburn

the bargainors, 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 17th day of December, 19 86.

Commission expires 11-2-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

**WARRANTY DEED**

FROM
James David Blackburn and wife, Janice Louise Blackburn

TO
James Denton Goodwin and wife, Glenda R. Goodwin

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR BOOK 7074 PAGE 54

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | [illegible] | |
| | | | .50 | |
| | | | [illegible] | |
| | | | [illegible] | |
| | | | [illegible] | |

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

7 4 5 1 4

IDENTIFICATION REFERENCE

Dec 18 2 44 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 24612