Filed

BOOK 7136 PAGE 817 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 87.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Richard D. Harrington (NAME)	Owner (NAME)	161-00
15459 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	090.01
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(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, Paul M. Godwin and wife, Mary W. Godwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Harrington and wife, Nancy J. Harrington

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:

See Exhibit "A" for Legal Description

Being the same property conveyed to Paul M. Godwin et ux Mary W. Godwin by deed from Raymond Resha et ux Margarette Resha, of record in Book 5316, Page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Federal S & L of record in Book 5316, Page 320, said Register's Office with a present unpaid balance of approximately $53,338.00 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

9.37.02

IDENTIFICATION REFERENCE

FEB 13 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (XX) improved property, known as 15450 Old Hickory Blvd., Nashville, TN 37211
(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 12th day of February, 19 87

Paul M. Godwin

Mary W. Godwin

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Godwin and wife, Mary W. Godwin

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory-evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 12th day of February, 19 87.

Commission Expires November 1, 1987

Mary B. Fisher
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Paul M. Godwin and wife, Mary W. Godwin

TO
Richard D. Harrington and wife, Nancy J. Harrington

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

Exhibit "A" Legal Description

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Two tracts of land in Davidson County, Tennessee, described as follows: Tract

Tract I: Land in the 6th, formerly the 8th, Civil District of said County and State, being part of Lot No. 7 of the division of the lands of Major J. B. Fitzhugh deceased, as of record in Minute Book "J", page 353, County Court for said County, and a small tract lying adjacent to and southerly from said part of Lot No. 7, described together according to a survey made by Steve Draper, August 13, 1962, as follows: 13, 1962, as follows:

Beginning at a point in the southerly margin of the paved portion of Old Hickory Boulevard, said point lying easterly along said margin 880.45 feet from the westerly line of Lot No. 9 of said division, being the eastelry line of the property conveyed to J.K.P. Hill by deed from P.A. Shelton, Clerk of said County Court, of record in Book 225, Page 355, Register's Office for said County; thence with said margin, south 81 deg. east 125 feet to a point; thence south 9 deg. west 212 feet to a point; thence north 77 deg. 26' west 125.2 feet to a point; thence north 9 deg. east 204.3 feet to the beginning, containing 0.60 of an acre, more or less.

TRACT II:
Land in the sixth, formerly the eighth civil district of Davidson County, Tennessee, said tract lying on the westerly boundary of a tract conveyed to Raymond Resha and wife Margaret Resha, by installment deed from Elmo Phillips and wife, Myrtle Baars Phillips of record in Book 3460, Page 6, said Register's Office, and more particularly described as follows:

Beginning at a point in the southerly margin of the paved portion of Old Hickory Blvd. said point lying eastelry along said margin 880.45 feet from the westerly line of Lot No. 9 of the division of the lands of Major J.B. Fitzhugh, deceased, as of record in Minute Book J. page 353, County Court for said County; thence following said boundary of Old Hickory Blvd. in a westerly direction 12.5 feet, more or less, to a point in the easterly boundary of the Southerland property as described in Book 4689, page 831, said Register's Office; thence, with the easterly boundary of said property in a southerly direction a distance of 203.5 feet to a point; thence, in an easterly direction a distance of 12.5 feet, more or less, to a point being the southwest corner of the aforementioned Resha tract; thence, following the westelry boundary of said Resha tract in a northerly direction a distance of 204.3 feet, more or less, to the point of beginning.

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

[illegible] 0- CAMT
350.00 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 317.50-
0390A02/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 7 0 2

IDENTIFI REFERENCE

FEB 13 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 45758