BOOK 7285 PAGE 743

Address New Owner as Follows:	Send tax bills to:	Map & Parcel
Jonathon Godwin 3317 Township Dr. Antioch, TN 37013	SAME	Map 61-10 Parcel 54

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Margaret Roberts hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Jonathon Godwin, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 100 feet of Lots Nos. 143, 144, and 145 on the Plan of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, said Register's Office.

Said parts of said lots front 100 feet on the southerly side of Virginia Avenue and run back between parallel lines, along the westerly margin of Edwards Avenue, 260 feet to the north line of Lot No. 146, on said Plan.

Being the same property conveyed to Margaret Roberts by deed from Michael B. Lafferty and wife, Evelyn Jean Lafferty in Book 6840, page 549, Register's Office for Davidson County, Tennessee.

Lyndal Roberts, husband of Margaret Roberts, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to him by virtue of his marriage to Margaret Roberts, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to Deed of Trust of record in Book 6502, page 730, said Register's Office; Vendor's Lien of record in Book 4806, page 390, said Register's Office; the Plan of Record in Book 547, pages 77 and 78, said Register's Office; and to all applicable local government, planning, building and zoning regulations.

This is improved property known as 726 Virginia Avenue, Nashville, Tennessee.

Contract of Sale survives the closing.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Jonathon Godwin, unmarried, his heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 my hand on this the 30th day of June, 1987.

4 2 1 2 4

IDENTIFI REFERENCE

JUL 2 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Margaret Roberts

Margaret Roberts

Lyndal Roberts

Lyndal Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Roberts and husband, Lyndal Roberts, the within named 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 on this the 30th day of June, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Jonathan W. Godwin
Affiant

Subscribed and sworn to before me this the 30th day of June, 1987.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

45000.00- CAMA.
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.50-
5794A07/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.2 1.2 4.

IDENTIFI REFERENCE

JUL 2 10 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100051