BOOK 7452 PAGE 476 File 27

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Sandra G. Goddard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 8/23/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
William S. Goddard (NAME)	Metro Mortgage Corporation (NAME)	102-12-0
810 Summerly Drive (ADDRESS)	28124 Orchard Lake Rd.,Suite 110 (ADDRESS)	093.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48018 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Dorothy Claire Laux

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Goddard and wife, Sandra G. Goddard

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.

Being Lot No. 260 on the Plan of Horton Heights, Section E, as of record in Book 2133, page 84, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dorothy Claire Laux and Lena Katherine Laux by deed from Herman B. Willis, Jr. and wife, Virginia M. Willis of record in Book 2652, page 489, said Register's Office. The said Dorothy Claire Laux and Lena Katherine Laux are now deceased and by will filed in Will Book 121, page 190, property was devised to Dorothy Claire Laux and by will filed in Will Book 158, page 511, property was further devised to Joseph Edward Donovan, heir of Dorothy Claire Laux, of record in the Probate Office for Davidson County, Tennessee.

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

Connie A. Donovan herein joins to convey any and all right and interest she may have; especially her marital rights.

98844
IDENTIFICATION REFERENCE
JAN 20 10 42 AM '88
FEE & RECORDING
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 810 Summerly Drive, Nashville, TN 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 my hand this 15th day of January, 19 88

Joseph Edward Donovan - Connie A. Donovan
Estate of Dorothy Claire Laux

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Edward Donovan and Connie A. Donovan, his wife

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of January, 1988.

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

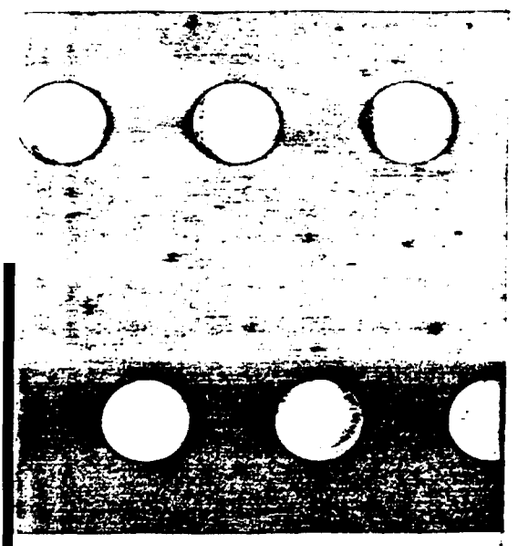
FROM
Estate of Dorothy Claire Laux

TO
William S. Goddard and wife, Sandra G. Goddard

RETURN TO:
MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 97500.00
CON TX 273.00
[illegible] 0.50
[illegible] 5.00
TOTAL 279.50
CHECK 279-50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/20/88 01 10:44 0001 9672

9.8.8 4 4

IDENTIFICATION REFERENCE

JAN 20 10 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54623