Prepared by Lucien Dale Atty
162 Fourth Ave. No.

WARRANTY DEED · BOOK 7454 PAGE 103

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Horace Brown Goodrich	SAME	Map 50
(NAME)	(NAME)	Par. 73+74
915 Old Due West Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby ~~XXXXXXXX~~ acknowledged, I, Almattie Goodrich Settle,

99462

IDENTIFICATION REFERENCE

JAN 22 '88 9 33 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Horace Brown Goodrich
his .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT ONE:

Situated in the 19th Civil District of said Davidson County, about five miles from the City of Nashville, a short distance East of the Dickerson Turnpike; beginning at the N.W. corner of the old Curtis Dews home place, formerly the Peter Bashaw tract of land, thence N. 88 3/4 degrees E. 41.1 poles to a stone, the N.E. corner of a 14 acre tract of land conveyed by Curtis Dews to Laura Dews, or Laura Allen, by deed in Book 146, 528, R.O.D.C., being Maggie Dews Ulrich's N.W. corner; thence her West line South 59 poles to a stone; thence N. 76 1/2 degrees W. 11.92 poles to a stone, the N.E. corner of a tract of 11 acres of land conveyed by Curtis Dews to White Dews by deed in Book 195, page 428, R.O.D.C.; thence South 56.38 poles to a stake in Turner's line; thence with said line West 29.76 poles to a stake in Taylor's East line; thence with said line North (or N. 1/2 degrees E.) 54 poles, more or less, to a stone in a ditch, said Taylor's N.E. corner; thence with said Taylor's North line N. 67 degrees W. 34 poles, more or less; to the S.E. corner of a tract

(OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $40,000.00

Subscribed and sworn to before me this the 20th day of October, 19 87

Lucien Dale
Affiant

My commission expires: 10/24/88

(Affix Seal)

Diana L. Rush
Notary Public

DIANA L. RUSH NOTARY PUBLIC

of 10 acres of land conveyed by Elizabeth Dews to Henry Dews by deed in Book No. 98, page 126, R.O.D.C., now owned by Charles W. Dews, thence with said Dews line N. 11 1/4 degrees W. 66.4 poles, more or less, to a stone in Works' south line; thence with said line Eastwardly 44 poles, more or less, to N.E. corner of Lot No. 2 of James Sander's land; thence South 26.74 poles, more or less, to the beginning, containing forty (40) acres, more or less, and being the same property conveyed to Mary E. Ridley by deed from C.M. Primm and wife Rachel Primm, as of record in Book 306, page 373, R.O.D.C.

TRACT TWO:

Whereas Mary E. Ridley conveyed to Rachel Primm on or about the 1st day of April, 1904 about Eleven (11) acres off the South side of said above described tract of land by deed duly executed, which deed has never been registered and which has been cancelled and delivered, C. M. Primm, and wife Rachel Primm, did join with Mary E. Ridley to transfer and convey, bargain and sell, remise and release and quit-claim unto the said William and Iza Goodrich all of their right, title, claim and interest of every character and kind whatsoever in and to said tract of land.

Said Tracts One and Two are described in Warranty Deed from Mary E. Ridley, C. M. Primm, and Rachel Primm, to William Goodrich and wife, Iza Goodrich, of record in Book 329, page 616, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 915 Old Due West Avenue (House Number) (Street) Madison, Tennessee 37115 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Horace Brown Goodrich his *heirs and assigns, forever.*

And I *do covenant with the said* Horace Brown Goodrich *that* I 1/4 undivided interest in *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* I took title to said 1/4 unidivided interest in said land by virtue of the Last Will and Testament of my father and mother, Will Goodrich and Iza Allen Goodrich, of record in the Probate Court Clerk's Office, Davidson County, Tennessee.

And I, Almattie Goodrich Settle, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Horace Brown Goodrich, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* October, 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Almattie Goodrich Settle
Almattie Goodrich Settle (Widow)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~Lucien Dale~~ Kenny Lofti, *a Notary Public in and for said County and State, the within named* Almattie Goodrich Settle,

the bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 20th *day of* October, *19* 87.

Kenny N. Lofti, *Notary Public.*

Commission Expires ~~July 23, 1991.~~ My Commission Expires July 10, 1990

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

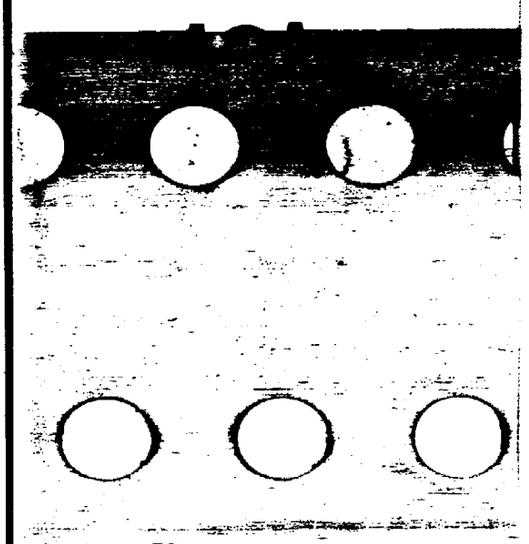
ALMATTIE GOODRICH SETTLE

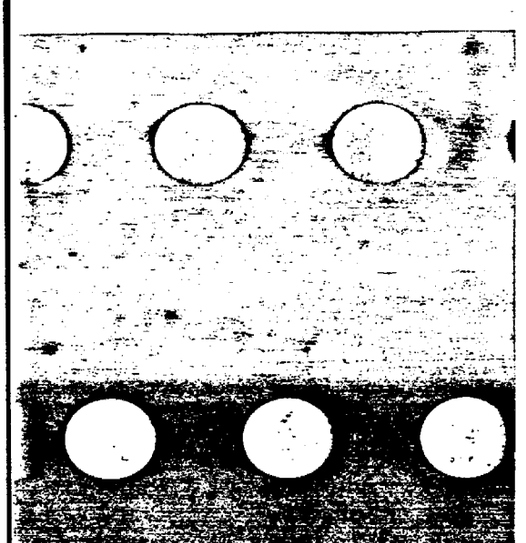
TO

HORACE BROWN GOODRICH

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 107

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	40000.00
CON TX	112.00
PRFEE	0.50
[illegible]	12.00
TOTAL	124.50
CHECK	124.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/22/88 01 09:37 0001 0425

99462

IDENTIFICATION REFERENCE

JAN 22 9 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55360