WARRANTY DEED

Please Mail Back To:
Doak & Holland
Hermitage Professional Mall
105 Bonnabrook Dr. Suite 207
Hermitage Tn 37076

FROM
CARSON C. DRIVER, JR. AND WIFE, DORIS B. DRIVER

ADDRESS NEW OWNER(S) AS FOLLOWS:
Martin T. Goodwin, et ux

SEND TAX BILLS TO:
1840 Neely's Bend Rd., Madison, TN 37115 BOOK 7539 PAGE 622

PREPARED BY:
DOAK & HOLLAND ATTORNEYS 105 BONNABROOK DR SUITE 207 HERMITAGE TN 37076

MAP-PARCEL NOS:
11D-73550
63-23
63-170

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00 ..... Affiant X Martin T. Goodwin

SUBSCRIBED AND SWORN TO BEFORE ME THIS ....6th of May, 1988....

DATE 13 May 1991

Jack L. Doak
NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..Ten Dollars ($10.00)..... DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

5318 05/10 0101 03D-FBK 1627.50

CARSON C. DRIVER, JR., AND WIFE, DORIS B. DRIVER ..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said MARTIN T. GOODWIN AND WIFE, SHARON O. GOODWIN ..... their (his, her, its) heirs, successors and assigns, a certain tract or parcel of land in ..Davidson..... County, State of Tennessee, described as follows, to wit:

See Exhibit "A" attached:

28983

IDENTIFICATION

MAY 10 9 31 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as ..... (Number, Street, City, State, 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 MARTIN T. GOODWIN AND WIFE, SHARON O. GOODWIN THEIR ..... heirs, successors and assigns, forever.

AND WE do covenant with the said MARTIN T. GOODWIN AND WIFE, SHARON O. GOODWIN 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 except of record.

AND WE do(es) further covenant and bind OURSELVES AND OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said MARTIN T. GOODWIN AND WIFE, SHARON O. GOODWIN, ~~THEIR~~ successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S. this 6th day of May, 19 88

CARSON C. DRIVER, JR.: X Carson C. Driver Jr.

DORIS B. DRIVER: X Doris B. Driver

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named CARSON C. DRIVER, JR. AND WIFE, DORIS B. DRIVER

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee (City, State)

this 6th day of May 19 88

12 May 1989 (Comission Expires) ..... (Notary Public)

(AFFIX SEAL)

JOHN G. DUNLAP NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

{STATE OF ....; COUNTY OF ....} (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the ....., a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

..... (Commission Expires) ..... (Notary Public)

(AFFIX SEAL)

EXHIBIT "A"

A TRACT of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Neely's Bend Road at the intersection of the center line of an old land adjoining the property of Hope S. Allen; thence south 86°30' east 1583 feet with the south boundary of the old McIntosh Tract to a stake in the west coundary of the Menees tract; thence south 6° west crossing the center of the New Road at 726 feet in all 1167 feet to a point; thence south 46°45' west 737 feet to a point in a branch, said point being the northeast corner of the old Hooberry tract; thence down the branch as follows: north 84°45' west 231 feet, north 79°15' west 214.5 feet, south 78°45' west 226.8 feet the the center of Neely's Bend Road; thence with the center of said road, south 13°30' east 538 feet; thence leaving said road south 46°45' west 1035 feet to a point 21 feet east of a down beech tree; thence south 62°15' west 697 feet to the stake near a cedar pointer; thence south 83°15' west 1445 feet to a point at the low water mark on the bank of the Cumberland River; thence north 11° west 1070 feet to a point; thence north 3°30' west 661 feet; thence north 10°15' west 1308 feet to the northwest corner of the tract herein described being also the southwest corner of a tract conveyed by Adamson B. Ford, to Neely in Book 89, Page 185, Register's Office for said County; thence with the south boundary line of said Neely Tract, north 81° east 1100 feet; thence north 10°45' east 225 feet; thence north 17° 15' east 296 feet to an old box elder pointer; thence north 82° 45' east 1254 feet to a stake; thence north 84°30' east 464 feet to the center of Neely's Bend Road; thence with the center of said road south 15°30' east 132 feet; thence south 10°45' west 280 feet to the beginning, containing 269 acres, more or less.

Included by excluded is a tract of 2-1/2 acres, more or less, claimed by Henry T. Menees as follows:

BEGINNING at the southwest corner of the above described tract at the low water mark on the bank of the Cumberland River; thence north 11° west 270 feet; thence elaving said river north 78°45' east 1072 feet to a point marked by a stake; thence south 63°15' west 950 feet, more or less, to the low water mark on the bank of the Cumberland River, the point of beginning.

Included in the above description by specifically excluded herefrom is a tract of 108.19 acres, more or less, conveyed to J.M. Beck and wife, Mary G. Beck, by deed from J.T. Morton and wife, of record in Book 1392, Page 249, and a tract of 52 acres, more or less, conveyed to Henry C. Menees, et al, by deed from James T. Morton and wife, of record in Book 766, Page 481, Register's Office for said County. BEING the same property conveyed to J.H. Smith and wife, Jessie F. Smith, by deed from L.D. Richards, Trustee, dated January 18, 1956, filed for record January 18, 1956, in Book 2489, Page 313, Register's Office for said County.

Included in the above description is a tract of land containing 4 acres, more or less, improved with a brick home (referred to herein as "4 ACRE TRACT") described as follows:

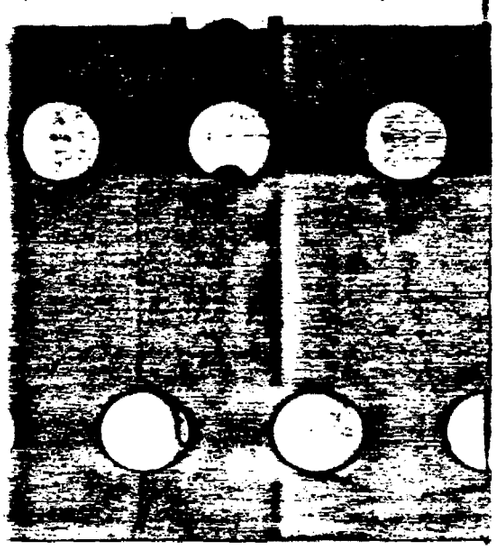
SAID 4 acre tract extends from Neely's Bend Road along the line of the "Beck" farm to a point in fence marked by "flag", thence in a direction parallel to Neely's Bend Road to a point in a drain by spring (said spring to be included in the 4 acre tract), thence in an easterly direction along said drain and fence to Neely's Bend Road, thence along said road in a northerly direction to the point of beginning, containing 4 acres, more or less.

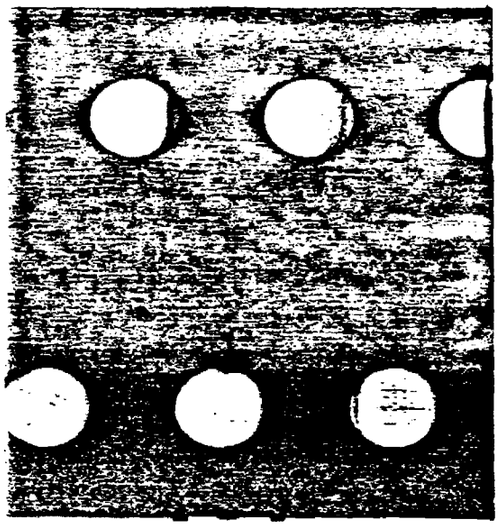
Also included but excluded is the title to the 4 acre tract in which J. H. Smith reserved a life estate in the deed of record in Book 6113, Page 982, Register's Office for Davidson County, Tennessee, to which tract the remainder interest is hereby reserved

to grantor herein.

BEING part of the same real property conveyed to Carson C. Driver, Jr. and wife, Doris B. Driver by deed from J. H. Smith a widower, and George H. Cate, Jr., Successor Trustee, as of record in Book 6113, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject easement to USA re: Cheatham Lock & Dam Project Tract #R-1835-E, as of record in Book 2281, Page 177, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7539 PAGE 626

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
575000.00
CON TX 1610.00
PRFEE 0.50
WDEED 12.00
TOTAL 1622.50
CHECK 1622.50

05/10/88 01 09:31 0001 531P

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28983

IDENTIFICATION REFERENCE

MAY 10 9 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89554