Mail

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 7548 PAGE 623

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Joe W. Hill and wife, Carol J. Hill 1403 Stewarts Ferry Pike Hermitage, TN 37076	Same	Part of Map 109 Parcel 195

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, PAUL DUNCAN GOODWIN, UNMARRIED, does hereby transfer and convey unto JOE W. HILL AND WIFE, CAROL J. HILL, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

8857 05/19 0101 03CHECK 177.50

A tract of land in the 2nd Civil District of Davidson County, Nashville, Tennessee being located in the northeast quadrant of the intersection of Old Hickory Boulevard (50' R-O-W) and Stewarts Ferry Pike (50' R-O-W) and being Lot No. 1 on the Revised Final Plat of the Goodwin Subdivision as evidenced in Book 6900, Page 194, R.O.D.C., Tn., and being more particularly described as follows:

Beginning at a concrete monument, said monument being the southerly terminus of the northeasterly return of Old Hickory Boulevard and Stewarts Ferry Pike, thence

1) With a curve to the right, having a radius of 25.00' (central angle of 59 degrees 55' 57" and chord distance of 24.97') a distance of 26.15' to a concrete monument in the margin of Old Hickory Boulevard, thence

2) N 00 degrees 29' 51" W a distance of 176.36' to an iron pin in the Southerly line of Christine M. Goodwin as evidenced in Book 5064, Page 120, R.O.D.C., Tn., thence

3) With said Southerly line, S 76 degrees 58' 52" E a distance of 328.85' feet to an iron pin; thence

4) S 22 degrees 39' 11" W a distance of 260.67' to an iron pin in the Northerly margin of Stewarts Ferry Pike, thence

5) With said margin, N 60 degrees 25' 48" W a distance of 236.62' to the point of beginning and containing 62,947 square feet more or less.

Being the same property conveyed to Paul Duncan Goodwin by Trustee's Deed from Larry R. R. Williams, Trustee, of record in Book 7461, Page 277, Register's Office of Davidson County, Tennessee.

This is improved real property known as 1403 Stewarts Ferry Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JOE W. HILL AND WIFE, CAROL J. HILL, their heirs, successors and assigns forever.

The undersigned covenants with the said JOE W. HILL AND WIFE, CAROL J. HILL, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Davidson County Property Taxes for 1988 which are prorated to date of closing and to be paid by the Grantees.

2. Matters set forth on the Revised Final Plat of the Goodwin Subdivision as evidenced in Book 6900, Page 194, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants and easements of water lines as set out in Deed Book 4326, Page 635 and in Book 5916, Page 116, Register's Office for Davidson County, Tennessee.

4. Existing telephone and electric lines servicing the subject property.

5. An easement for ingress and egress to serve the property of Christine M. Goodwin and the remaining property of Paul Duncan Goodwin, their heirs, successors and assigns. The Grantor does hereby reserve for himself and Christine M. Goodwin, their heirs, successors and assigns said easement for access for ingress and egress, said easement being described as the easterly 25 feet of the abandoned portion of Old Hickory Boulevard that parallels the west boundary line of the herein described property.

6. Applicable building and zoning regulations.

And except as herein set forth the undersigned does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to said land to the said JOE W. HILL AND WIFE, CAROL J. HILL, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of May, 1988.

PAUL DUNCAN GOODWIN

Paul Duncan Goodwin

BY: Christine M. Goodwin

CHRISTINE M. GOODWIN,
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me [signature], a Notary Public in and for said State and County, the within named CHRISTINE M. GOODWIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of PAUL DUNCAN GOODWIN as his attorney-in-fact and as the free act and deed of the within named PAUL DUNCAN GOODWIN.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 1988.

[signature]
NOTARY PUBLIC

My Commission Expires:
3/4/91

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $60,000.00.

[signature]
JOE W. HILL, AFFIANT

Sworn to and subscribed before me this 9 day of May, 1988.

[signature]
NOTARY PUBLIC

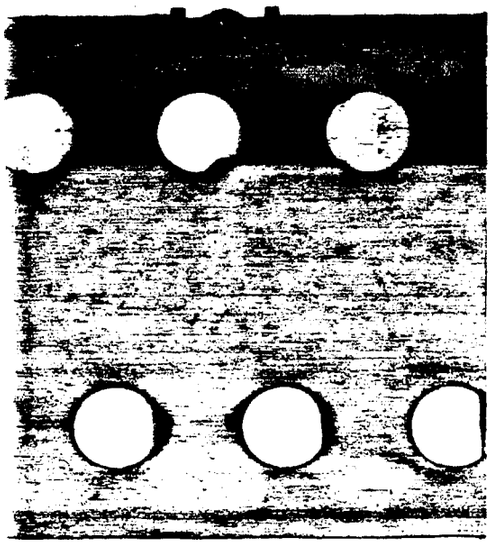
My Commission Expires: 3/4/91

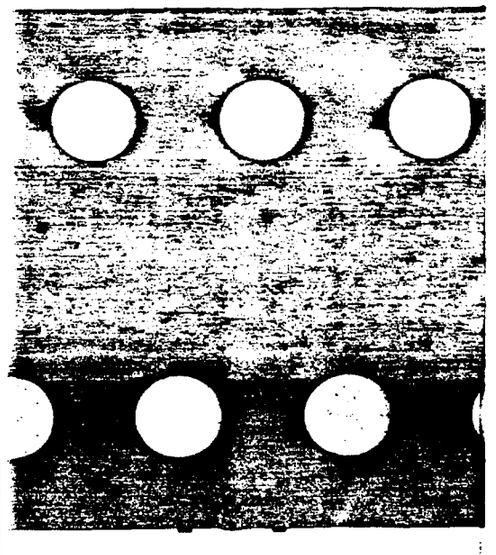
NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

3201.5

May 19 3 56 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7548 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	60000.00
CON TX	168.00
PRFEE	0.50
WDEED	9.00
TOTAL	177.50
CHECK	177.50

05/19/98 01 15:57 0001 8857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3201.5

IDENTIFICATION REFERENCE

MAY 19 3 56 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93045