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File in Box # 4
#88-5-12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 1988.

(Notary Public)

MY COMMISSION EXPIRES: 11/10/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Alan D. Goodwin (NAME)	Benjamin Franklin Savings Assn. (NAME)	Map 133-16
301 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	5444 Westheimer Road (STREET ADDRESS)	Parcel 234
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Houston, Texas 77056 (CITY) (STATE) (ZIP)	FB# 05DU-10489

88 06/03 0101 OZMERCK 196.90

FOR AND IN 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, Benjamin Franklin Savings Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan D. Goodwin and wife, Elaine C. Goodwin, as tenants by the entirety

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Indian Mound Subdivision, of record in Book 5800, Page 92, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the southerly margin of Paragon Mills Road, said point being the common corner of Lots Nos. 18 and 19; thence, with the line between said two lots southwardly 80 feet to a point; thence, eastwardly 106.11 feet to the westerly margin of Blue Springs Drive; thence, with the westerly margin of said Blue Springs Drive, northwardly 55.0 feet to the beginning of a curve; thence, around said curve to the left 39.27 feet to the southerly margin of Paragon Mills Road; thence, with the southerly margin of said Paragon Mills Road; thence, with the southerly margin of said Paragon Mills Road, westwardly 81.11 feet to the point of beginning.

BEING the same property conveyed to Benjamin Franklin Savings Association, by Quitclaim Deed from Foster Mortgage Corporation, of record in Book 7562, Page, 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5935, Page 460, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

4801 Blue Springs Road and 301 Paragon Mills Road are one and the same.

This is unimproved (XX) improved ( ) property, known as 301 Paragon Mills Road, Nashville, Tennessee 37211
(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 his hand this 27th day of May, 1988

Benjamin Franklin Savings Association
By:
W. C. Pickens, Senior Vice President

STATE OF TENNESSEE
Davidson County

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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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires _____

STATE OF TEXAS
HARRIS County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared W. C. PICKENS,

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of the BENJAMIN FRANKLIN SAVINGS ASSOCIATION ~~a corporation,~~ and that he as such Senior Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Houston, Texas, this 31st day of May, 19 88.

My Commission Expires: 10-24-90

Commission Expires _____ Notary Public

WARRANTY DEED

FROM
Benjamin Franklin Savings Association

TO
Alan D. Goodwin and wife, Elaine C. Goodwin

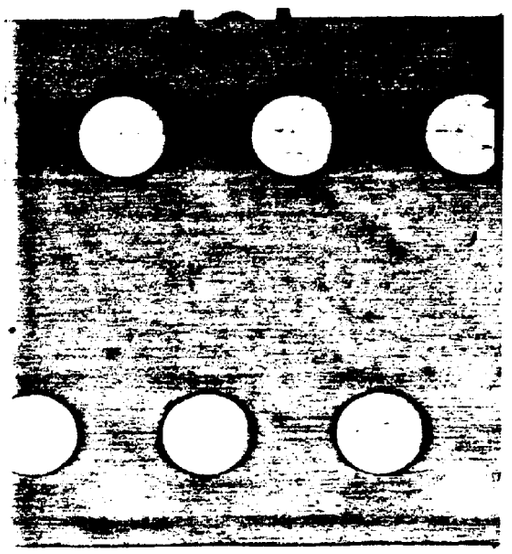
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

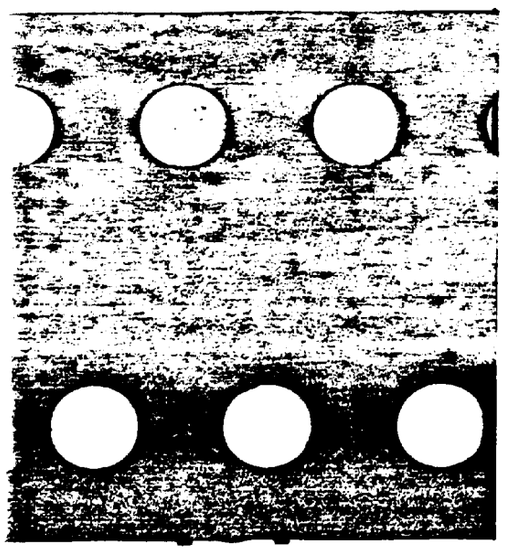
36486

IDENTIFICATION REFERENCE

JUN 3 1 55 PM '88

WILSON CO., TN
DAVIDSON COUNTY, TN





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	60000.00
CON TX	190.40
PRFEE	0.50
WDEED	6.00
TOTAL	196.90
CHECK	196.90

04/03/88 01 13:58 0001 1335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

364886

IDENTIFICATION REFERENCE

JUN 3 1 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98223