FILE BOX "7" FILE NO. 24319

FORM NO. WD-1

BOOK 7753 PAGE 670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 19 89

Notary Public

MY COMMISSION EXPIRES: 1-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROLE SUE SWANN (NAME)	S A M E (NAME)	91-16-191
4314 West Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W 07118
Nashville, TN. 37209 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

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, RALPH T. GOODWIN and wife, JOAN P. GOODWIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLE SUE SWANN, MARRIED

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 part of lots nos. 209 and 211 in Block No. 8, Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County, described according to a survey by Dickson Survey Company, dated January 30, 1979, as follows:

BEGINNING at the southeast intersection of 44th Avenue, North and an alley, being the northwest corner of said lot no. 211; thence with the southerly margin of said alley, South 86 degrees, 00 minutes, 00 seconds East, 61.00 feet to a point in said southerly margin of said alley; thence South 4 degrees, 00 minutes, 00 seconds West, 26.00 feet to an iron pin; thence North 86 degrees, 00 minutes 00 seconds west 61.00 feet to an iron pin in the easterly margin of 44th Avenue North; thence with the easterly margin of 44th Avenue, North, North 4 degrees, 00 minutes, 00 seconds East 26.00 feet to the point of beginning, containing 0.036 acres, more or less.

BEING the same property conveyed to Ralph T. Goodwin and wife, Joan P. Goodwin by deed from John K. Gray and wife, Joanne E. Gray, of record in Book 6577, page 959, Register's Office for Davidson County, Tennessee.

unimproved / This is improved X property, known as 320 44th Avenue, North, Nashville, Tennessee 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 our hands this 12th day of January, 19 89

Ralph T. Goodwin
RALPH T. GOODWIN

Joan P. Goodwin
JOAN P. GOODWIN

STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named RALPH T. GOODWIN and wife, JOAN P. GOODWIN,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 1989.

Commission Expires 1-21-92

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

02228

WARRANTY DEED

FROM

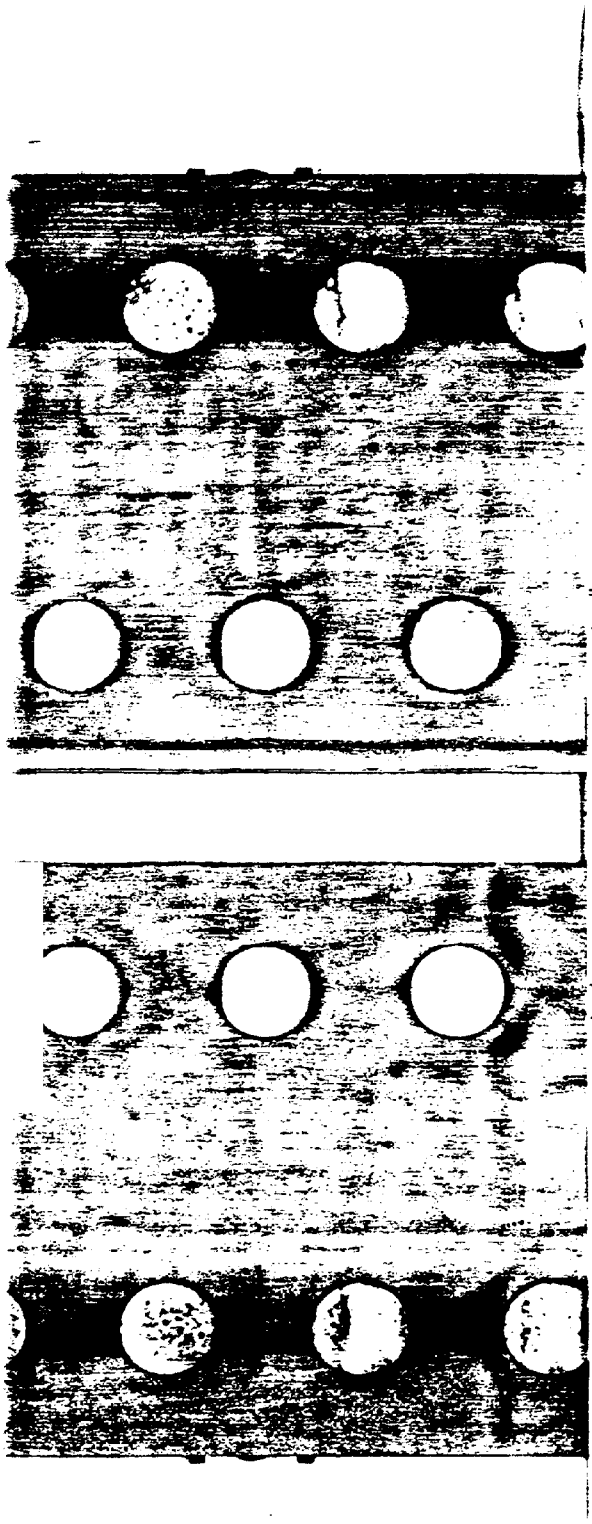
TO

IDENTIFICATION REFERENCE

Jan 18 11 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7153 01/18 0101 03CHECK 128.60



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

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 672

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 37000.00
CON TX 122.10
PRFEE 0.50
WDEED 6.00
TOTAL 128.60
CHECK 128.60

01/18/89 01 11:33 0001 7153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02228

IDENTIFICATION REFERENCE

JAN 18 11 32 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173801