SEND TAX BILL TO:

Karen Wedgeworth, single
2810 Woodlawn Drive
Nashville, TN 37219

ADDRESS NEW OWNER(S):

Karen Wedgeworth
2810 Woodlawn Drive
Nashville, TN 37219

MORTGAGEE:
David Goodwin
1605 Knox Court
Brentwood, Tn. 37027

THIS INSTRUMENT PREPARED BY:
JAMES H. KINNARD
Attorney at Law
225 East Market Street
Lebanon, Tennessee 37087

Map 104-14 Gr. ____ Parcel 142 7DA-3745 BOOK 7914 PAGE 451

Improved X Unimproved ____

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me, this the 12th day of August, 1989

Karen Wedgeworth
Affiant

My Commission Expires: Jan 7, 1990

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 ($105,000.00) DOLLARS, paid and to be paid as follows, that is: EIGHT THOUSAND FOUR HUNDRED AND NO/100 ($8,400.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged and for the balance the GRANTEE has executed a promissory note of even date herewith, said promissory note payable to the GRANTORS in the amount of NINETY-SIX THOUSAND SIX HUNDRED AND NO/100 ($96,600.00) DOLLARS with interest only being payable for one (1) year from the date of said note at the rate of EIGHT HUNDRED FIVE AND NO/100 ($805.00) DOLLARS per month, WE, DAVID GOODWIN and wife, GEORGANNE GOODWIN, have this day bargained and sold, and by these presents do hereby transfer and convey unto KAREN WEDGEWORTH, a single person, as her sole and separate property, her heirs and assigns, in fee simple forever, the following described tract or parcel of land, lying and situated in Davidson County, Tennessee, to-wit:

THE NAME OF THE GRANTEE IS NOT TO BE RELEASED TO ANY PERSONS FOR PUBLICATION OTHER THAN THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE, THE TRUSTEE AND THE TAX ASSESSORS FOR SAID COUNTY.

Land in Davidson County, Tennessee, being the westerly 59 feet of the easterly 185 of the southerly one-half of Lot No. 26 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, together with a part of Woodlawn Drive, abandoned.

Said property fronts 59.8 feet on the North side of Woodlawn Drive as now located, and extends back 193.3 feet on the easterly line and 204.5 feet on the westerly line, to a dead line in the rear on which it measures 59 feet.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE: Any rights held by the State of Tennessee by instrument of record in Book 4785, page 628, said Register's Office, described as follows:

Beginning at a point in the North margin of Woodlawn Drive, said point being along the said North margin westwardly 326.4 feet from the West margin of Natchez Trace; thence along the said North margin along a curve left having a radius of 602.96 feet for 59.8 feet to a point; thence North 7 degrees East 45.4 feet to a point; thence South 52 degrees 30 minutes East 21.0 feet to a point; thence South 81 degrees 18 minutes East 40.0 feet to a point; thence South 7 degrees West 22.3 feet to the point of beginning and containing 1,900 square feet.

DEED REFERENCE: Being the same property conveyed from John R. Ozier and wife, Mildred C. Ozier to David Goodwin and wife, Georganne Goodwin by deed dated December 16, 1977, of record December 21, 1977, in Book 5235, page 493, Register's Office of Davidson County, Tennessee.

This is improved property being known as 2810 Woodlawn Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land, with any and all improvements and appurtenances thereunto belonging, unto the said KAREN WEDGEWORTH, single, as her sole and separate property, her heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of said property; that we have a good and lawful right to sell, transfer and convey the same; that the same is free, clear and unencumbered; and that we will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever, EXCEPTING, HOWEVER, the following:

1. Restrictions of public record in Davidson County as applicable thereto.

2. Such state of facts as a personal inspection of the property would or might reveal and such variations as a new and accurate survey would or might disclose.

3. The roadways, streets, and public utilities of record as applicable thereto.

4. The lien of the installment deed retained to secure the heirs of John R. Ozier and Mildred C. Ozier, Book 5235, Page 490, Register's Office for Davidson County, Tennessee.

This property is not subject to flooding and is not shown as such on the Flood Zone Map applicable to Davidson County, Tennessee.

Taxes for the year 1989 shall be prorated as of August ~~13~~ 12, 1989. Grantees assume and agree to pay all taxes thereafter. Back taxes, if any, shall be paid by the Grantors herein.

POSSESSION shall be given on delivery of this Deed.

IN WITNESS WHEREOF, I have hereunto set my hand this the 12 day of August, 1989.

David Goodwin
DAVID GOODWIN

Georganne Goodwin
GEORGANNE GOODWIN

STATE OF TENNESSEE

BOOK 7914 PAGE 453

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, DAVID GOODWIN and wife, GEORGANNE GOODWIN, with whom I am personally acquainted, and who acknowledged to me the execution of the within instrument for the purpose therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, this the 12th day of August, 1989.

James T. Kennard
NOTARY PUBLIC

My Commission Expires: Jan 7, 1990

NOTARY PUBLIC AT LARGE

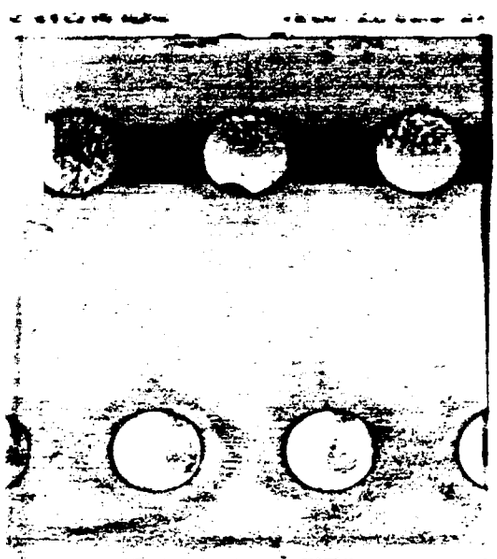
57669

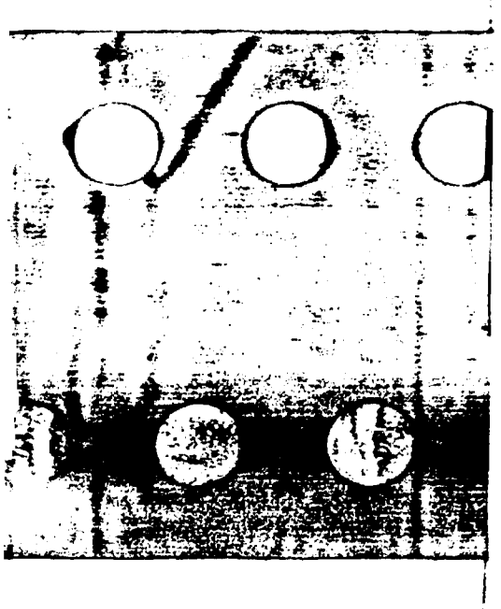
IDENTIF. TREFEREHCE

AUG 14 2 45 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1114 0101 03CHECK 356.





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

RECEIVED OF _____

FOR _____

BOOK 7914 PAGE 454

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 105000.00
CON TX 346.50
PRFEE 1.00
UNFED 9.00
TOTAL 356.50
CHECK 356.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/14/89 01 14:47 0001 5571

57669

IDENTIF. TREFERENCE

AUG 14 2 45 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238848