6219
99-980611-5

BOOK 8018 PAGE 476

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF December, A.D. 19 89

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald N. Goodman (NAME)	Fidelity Federal Savings & Loan (NAME)	86-14-B-85
2729 Fleet Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Ken Lokey Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald N. Goodman and wife, Rebecca S. Goodman

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. 35, Fleetwood Subdivision Phase Five, PUD, of record in Plat Book 6900, page 738, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50.00 feet on the westerly side of Fleet Drive and runs back 115.82 feet on the northerly lot line and 110.69 feet on the southerly lot line to a line in the rear which measures 56.20 feet thereon.

Being the same property conveyed to Ken Lokey Homes, Inc. by deed from Kenneth R. Lokey, d/b/a Lokey Properties and wife, Donna Lokey as of record in Book 7873, page 466, said Register's Office.
This conveyance is made subject to:
The Plan of record in Book 6900, page 738, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from FLeet Drive, a 5 foot minimum building setback line from both side lines, a 15 foot public utility and drainage easement on the front lot line, a 10 foot public utility and drainage easement on the northerly and southerly lot line, a 5 foot Landscape easement on the rear and a 10 foot public utility and drainage easement on the rear.
Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7628, page 6, By-Laws of record in Book 7171, page 4, said Register's Office.
Storm Water Detention Agreement of record in Book 7107, page 408, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 2729 Fleet Drive, Hermitage, Tennessee 37076
(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 29th day of December, 19 89

Ken Lokey Homes, Inc.
By: Mary Ann Jackett, Attys in Fact

99-980611-5
6219

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 TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Mary Anne Tackett

_____

_____

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 Attorney in fact / Assigned Agent of the Ken Lokey Homes, Inc. a corporation, and that he as such Attorney in fact / Assigned Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Attorney in fact / Assigned Agent.

Witness my hand and official seal at Nashville, Tenn. this 28th day of December, 19 89.

Commission Expires 7/24/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Ken Lokey Homes, Inc.

Ronald N. Goodman and wife, Rebecca S. Goodman

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

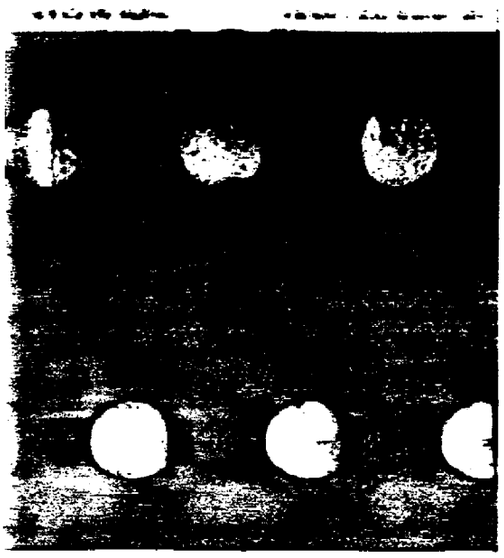
9933 01/03 0101 CHECK 358.45

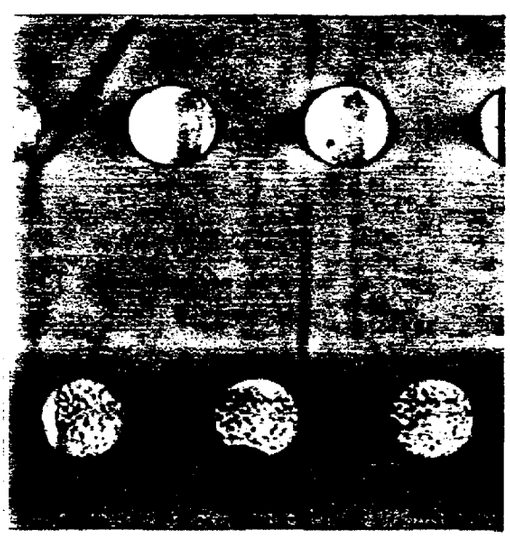
IDENTIFICATION REFERENCE

JAN 3 3 23 PM '90

DAVIDSON COUNTY, TN

93684





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
106500.00
CON TX 351.45
PRFEE 1.00
WDEED 6.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 358.45
CHECK 358.45
01/03/90 01 15:24 0001 9933

93684

IDENTIFI REFERENCE

JAN 3 3 23 PM '90

DAVIDSON COUNTY, TN

No. 281089