FILED Book 60

BOOK 8049 PAGE 223

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Jeffrey M Goforth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 90.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey M. Goforth, et ux (NAME) | First Republic Mortgage Corp. (NAME) | 149-1A-#7 |
| 658 Franklin Limestone Road (STREET ADDRESS OR ROUTE NUMBER) | 2090 Hewitt Avenue (STREET ADDRESS) | |
| Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP) | Kettering, Ohio 45440 (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, Joseph A. John, Jr. and wife, Barbara John

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey M. Goforth and wife, Mary E. Goforth

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. 7 on the Plan of Mullen Valley, Phase I, as of record in Book 6250, page 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph A. John, Jr. and wife, Barbara John by deed from Jerry Butler and wife, Judith Butler of record in Book 6971, page 107, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants and restrictions of record in Book 6577, page 20, Book 6577, page 25 and in Book 7311, page 333, said Register's Office.

05152

IDENTIF. REFERENCE

FEB 21 9 34 AM '90

DAVIDSON COUNTY TN.

4366 02/21 0101 03CHECK 221.50

This is unimproved ( ) improved (XX) property, known as 658 Franklin Limestone Road, Nashville, TN 37217
(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 hand s this 11th day of August, 1989

Joseph A. John, Jr.

Barbara John

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 Joseph A. John, Jr. and wife, Barbara John

Davidson - Tennessee

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 4th day of August 1989

Commission expires ~~My Commission Expires Nov. 12, 1989~~ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____ _____ Notary Public

WARRANTY DEED

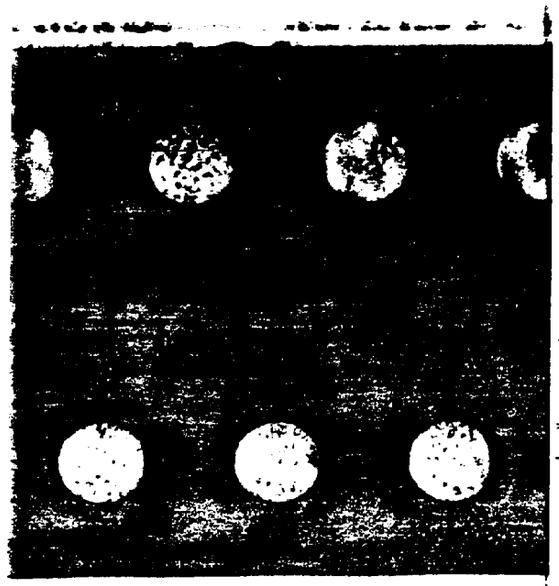
FROM

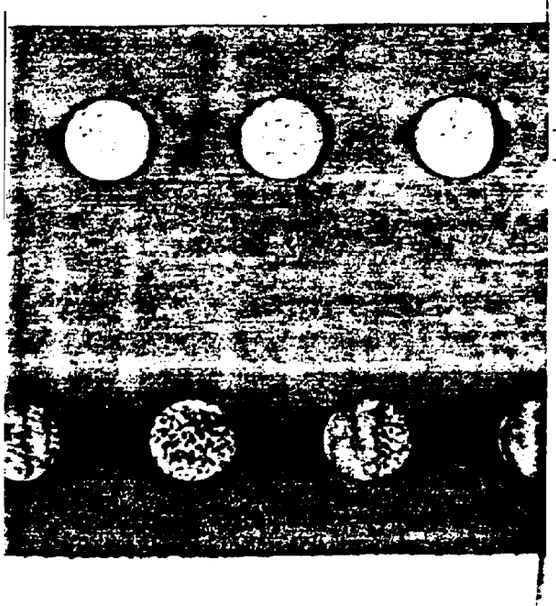
Joseph A. John, Jr., et ux

TO

Jeffrey M. Goforth, et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





**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 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 65000.00
CON TX 214.50
PRFEE 1.00
WDEED 6.00
TOTAL 221.50
CHECK 221.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/21/90 07 07:34 0001 4366

0514.52

[redacted] REFERENCE

Fee 21 9 34 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 294347