WARRANTY DEED

Map 127
Pa. 132

THIS INDENTURE, made and entered into this 13th day of April, 19 88, by and between

RUSSELL B. GOODMAN and wife, SARAH A. GOODMAN, party of the first part, and

MID-SOUTH TITLE INSURANCE CORPORATION, a Tennessee corporation, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

BOOK 8359 PAGE 82

Lot 11 on the Plan of John Cunningham Estates, Section 3, as shown of record in Book 4850, Page 69, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being all of the same property conveyed to parties of the first part herein by deed recorded in Book 6333, Page 686, in said Register's Office.

THIS DEED REPLACES AN IDENTICAL INSTRUMENT OF THE SAME DATE BETWEEN THE SAME PARTIES WHICH WAS LOST OR DESTROYED IN ERROR.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except 1988 Davidson County taxes, which the second party assumes and agrees to pay; and subject to restrictions, building lines and easements of record,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

1690 TENNESSEE MAY 24 12 44 PM '91

Russell B. Goodman

Russell B. Goodman

Sarah A. Goodman

Sarah A. Goodman

ALABAMA
STATE OF ~~TENNESSEE~~, COUNTY OF ~~SHELBY~~

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

RUSSELL B. GOODMAN and wife, SARAH A. GOODMAN,

to me known to be the person..s described in and who executed the foregoing instrument, and acknowledged that .t.he.y executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23 day of May, 19 91.

My commission expires MY COMMISSION EXPIRES SEPTEMBER 6, 1992

Glenda M. Barrow
Notary Public

(FOR RECORDING DATA ONLY)

Property address 8346 Merrymount Drive
Nashville, Tenn. 37082

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Mid-South Title Insurance Corporation
One Commerce Square, Suite 1200
Memphis, Tenn. 38103

This instrument prepared by:
Michael S. Champlin, Attorney
6363 Poplar Ave., Suite 108
Memphis, Tenn. 38119

State tax	$
Register's fee	.50
Recording fee	$6.00
Total	

T.G. #

Return to:

Form 85 Revised 4/10/79

5153 05/24 0101 03CHECK 419.50

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Russell B. Goodman
Affiant

Subscribed and sworn to before me this 23 day of May, 19 91.

Glenda M. Barrow
Notary Public

Commission expires

MY COMMISSION EXPIRES SEPTEMBER 6, 1992

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8359 PAGE 83

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~125000.00~~

~~CON TX~~	~~412.50~~
PRFEE	1.00
WDEED	6.00
TOTAL	419.50
CHECK	419.50

05/24/91 01 12:47 0001 5153

16904

IDENTIFICATION REFERENCE

MAY 24 12 45 PM '91

No. 424717