10788 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8685 PAGE 355

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN B. M. GODDARD (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	Map 115-6
518 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 106
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	F.B. #8DZ67865

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, ROBERT R. BENDT AND WIFE, JULIANA BENDT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. M. GODDARD AND WIFE, ELIZABETH R. GODDARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 40 on the Plan of Section Five West Meade Estates, as of record in Plat Book 3106, page 73, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert R. Bendt and wife, Juliana Bendt by deed from Robert S. Miccolis and wife, Laura L. Miccolis of record in Book 6083, page 381, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 3106, page 73, said Register's Office.

30990

IDENTIF. REFERENCE

JUL 28 8 44 AM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

9432 07/28 0101 03CHECK 601.00

unimproved ( )
This is improved (XX) property, known as 518 Clematis Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of July, 1992

Robert R. Bendt
ROBERT R. BENDT

Juliana Bendt
JULIANA BENDT

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT R. BENDT AND WIFE, JULIANA BENDT

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of July, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

John M Goddard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 92

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROBERT R. BENDT AND WIFE, JULIANA BENDT

TO JOHN M. GODDARD AND WIFE, ELIZABETH R. GODDARD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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
160000.00
CON TX 592.00
PRFEE 1.00
MISC 8.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/92 01 08:44 0001 9432

30990

IDENTIF. REFERENCE

JUL 28 8 44 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 554112