BOOK 8751 PAGE 216

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 60157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax 292-8746

W & I Ref: (lh) (Title No. 32286)
Dav. Co. File: Box 8

JAMES W. WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 230,000.00

Affiant

Sworn and subscribed before me on September 29, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Thomas W. Molteni and Beth L. Molteni	SAME	7DA 70907, 117-08-A-13-C

545 10/07 0101 03CHECK 860.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe M. Goodman and spouse, Judy S. Goodman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas W. Molteni and spouse, Beth L. Molteni,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Foxhall Close, of record in Book 4860, Page 46, Register's Office for said County; together with, as an appurtenance thereto, that certain easement for driveway purposes of record in Book 6877, Page 192, said Register's Office.

Said Lot No. 13 fronts 54.97 feet on the Northeasterly margin of Foxhall Road and extends back 128.23 feet on the westerly line and 157.84 feet on the southeasterly line to a dead line in the rear, measuring 93.30 feet thereon.

Being the same property conveyed to Joe M. Goodman by quitclaim deed and instrument of correction from Michael D. Brent, Trustee, of record in Book 8492, Page 308, Register's Office for Davidson County, Tennessee

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 4860, Page 46, as amended in Book 4974, Page 718, and Book 5005, page 136; a shared driveway easement across the easterly portion of said lot as of record in Book 6877, Page 192, all in said Register's Office; and to all matters shown on the referenced subdivision Plan.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 13 Foxhall Close, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on September 29, 1992.

Joe M. Goodman, Grantor

Judy S. Goodman, Grantor

State of Tennessee
County of Davidson

On September 29, 1992, before me, the undersigned authority, personally appeared Joe M. Goodman and Judy S. Goodman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/27/96

[Affix Notary Seal]

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

52831

IDENTIFICATION REFERENCE

OCT 7 10 40 AM '92

DAVIDSON COUNTY, TN

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 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
CHECK 860.00

10/07/92 01 10:41 0001 8454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52831

IDENTIFI REFERENCE

OCT 7 10 40 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 577986