This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122 BOOK 9039 PAGE 189

ADDRESS NEW OWNER:
Preston W. Goddard and Lesia L. Goddard
805 Ridgetop Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 150
Group 6
Parcel 149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Morris W. Mashburn, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Preston W. Goddard and wife, Lesia L. Goddard**, 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. 49, Westlake Subdivision as of record in Plat Book 6250, page 785, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Morris W. Mashburn by deed from James E. Cary, dated August 18, 1989, as of record in Book 7920, page 248, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3112 Anderson Road, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Trust Deed Book 4914, page 404, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to an easement for sanitary sewer, as evidenced by an instrument of record in Book 7181, page 192, Register's Office for said county, to which instrument reference is here made.

This conveyance is also made subject to an agreement to maintain private drive, as evidenced by an instrument of record in Book 6468, page 228, Register's Office for said county, to which instrument reference is here made.

This conveyance is also made subject to a water main, as evidenced by an instrument of record in Book 7181, page 209, Register Office for said county.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 785, said Register's Office, including a owner's certificate, and a 40 foot minimum building setback line from Anderson Road; a 20 foot joint access service easement which runs along the front line of said lot; a 10 foot sewer easement along the front lot line, and a 10 foot easement for public utility and drainage along the rear lot line.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Preston W. Goddard and wife, Lesia L. Goddard, their heirs and assigns, forever; and I, Morris W. Mashburn, unmarried, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of August, 1993.

Morris W. Mashburn

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Morris W. Mashburn, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 4th day of August, 1993.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 15,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of August, 1993.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

49130
IDENTIF. & REFERENCE

93 AUG -6 AM 8:34

REGISTER
LAWRENCE COUNTY, TN.

PATRICIA M. SWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PICK-UP

05-89 KDEHECK TIOI 90/80 6Y%



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	15000.00
			CON TX	55.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	68.50
			CHECK	68.50
08/06/93	01	08:35 0001	6619	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49130
IDENTIF. # REFERENCE

93 AUG -6 AM 8:34

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 682996