39110

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This Instrument Prepared By: IDENTIFICATION REFERENCE
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9312 PAGE 254

94 APR-14 AM 09:53 CHECK 286.50

DAVIDSON COUNTY REGISTER

ADDRESS NEW OWNER:
Michael D. Goodwin and Betty Renee Goodwin
215 Benzing Road
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Troy & Nichols, Inc.
Box 4025
Monroe, LA 71211

MAP AND PARCEL:
MAP 162
PARCEL 52
5DU33311

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, we, Frank L. Goodwin and wife, Margaret Lynn Goodwin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael D. Goodwin and wife, Betty Renee Goodwin, as tenants by the entirety , 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:

A tract of land situated on the easterly margin of Benzing Road and being the property described in Deed Book 3428, page 205 and in Deed Book 5143, page 799, Register's Office, Davidson County, Tennessee, and further described by Mortgage Loan Inspection by The Edge Group, dated March 5, 1994, as follows:

BEGINNING at a point in the easterly margin of Benzing Road, said point also being the northwesterly corner of property of Raymond Watson, Deed Book 5426, page 732, Register's Office, Davidson County, Tennessee; thence along said margin of said road, North 25 deg. 15 min. East, 118.5 feet to a point and 34.2 feet to an old fence line; thence southeasterly 441.5 feet; thence southwesterly 4.6 feet; thence; thence South 25 deg. 15 min. West, 137.8 feet to a point; thence North 89 deg. 39 min. West (per deed), 439.73 feet to the point of BEGINNING.

Being the same property conveyed to Frank L. Goodwin and wife, Margaret Lynn Goodwin, by deed from Barney Carroll and wife, Obera Carroll of record in Book 3428, Page 205, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Margaret Lynn Goodwin and Margaret C. Goodwin is one in the same person.

This is improved property known as 215 Benzing Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael D. Goodwin and wife, Betty Renee Goodwin, their heirs and assigns, forever; and we, Frank L. Goodwin and wife, Margaret Lynn Goodwin 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 12th day of April, 1994.

Frank L. Goodwin

Frank L. Goodwin

Margaret Lynn Goodwin

Margaret Lynn Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank L. Goodwin and wife, Margaret Lynn Goodwin the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of April, 1994.

Charlotte A McBride

NOTARY PUBLIC

My Commission Expires: 7-1-97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

Michael D Goodwin

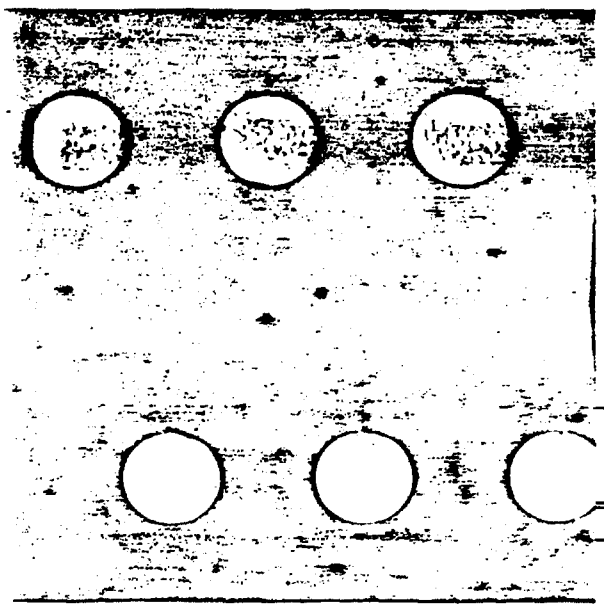
AFFIANT

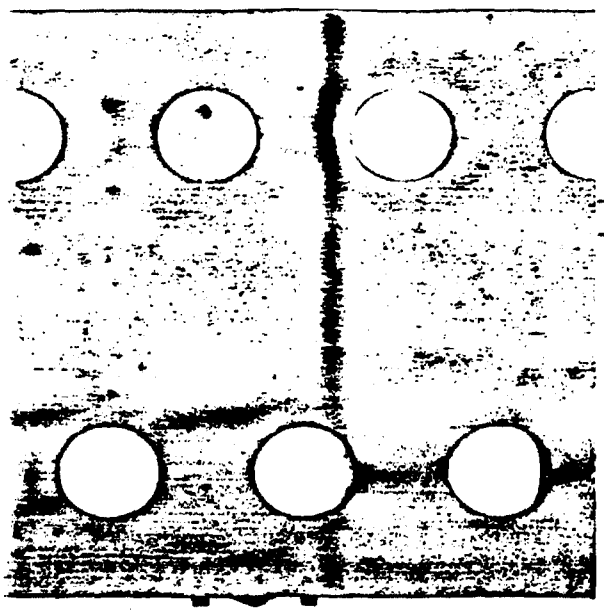
Subscribed and sworn to before me this 12th day of April, 1994.

Charlotte A McBride

NOTARY PUBLIC

My Commission Expires: 7-1-97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONSIDERATION AMT	75000.00
CONVEYANCE TX	277.50
PROBATE FEE	1.00
WARRANTY DEED	8.00
TOTAL	286.50
CHECK	286.50

04/14/94 01 09:54 0001 4095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39110
IDENTIFICATION REFERENCE

94 APR 14 AM 9:5[illegible]

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 779295