27 B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[B. David Fessenden]	Cumberland Bank]	MAP and PARCEL]
[Grace C. Fessenden]	Attn: Tax Dept.]	]
[239 Cumberland Circle]	1001 N. Main Street]	96-5-41]
[Nashville, TN 37214]	Carthage, TN 37038]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9447 PAGE 340

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Monte R. Good, by and through my lawful attorney-in-fact, Ann M. Good, and wife, Ann M. Good,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **B. David Fessenden and Grace C. Fessenden, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 85 feet of the westerly 120 feet front and the westerly 75 feet rear of Lot No. 55 on the Map of Bluefields Subdivision, Section 2, as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, more described as follows:

Said Lot fronts 85 feet on the northerly margin of Cumberland Circle and extends back 231.5 feet on the westerly line and 248.6 feet on the easterly line to a dead line in the rear measuring 75 feet thereon.

BEING the same property conveyed to Monte R. Good and wife, Ann M. Good by deed from Cynthia Hickey of record in Book 8335, Page 527, Register's Office, Davidson County, Tennessee.

This is property with a common address of 239 Cumberland Circle, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 843, Page 34, said Register's office and all matters therein.

94 AUG 26 AM 10:43

DAVIDSON COUNTY, TN.

85126

IDENTIF. & REFERENCE

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $79,000.00
[
[Affiant
[Subscribed and sworn before me this 24th day of August, 1994.
[
[My Commission Expires: 5/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9447 PAGE 341

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **August, 1994**.

Monte R. Good
Monte R. Good

Ann M. Good
Ann M. Good

BY: Ann M. Good, attorney in fact
Ann M. Good
Attorney-in-Fact

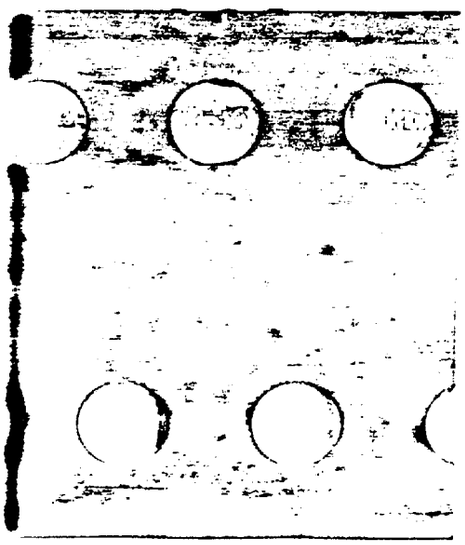
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ann M. Good**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Monte R. Good** and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded simultaneously herewith.

Witness my hand and official seal, this 24th day of August, 1994.

Lisa R. Lane
Notary Public
My Commission Expires: NOV 1 1996

File No. 9408-302



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

RECEIVED OF _____

FOR _____

BOOK 9447 PAGE 342

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

MAMT 79000.00
ERR CO
MAMT 79000.00-
CAMT 79000.00
CON TX 292.30
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00
TOTAL 301.30
CHECK 301.30

08/26/94 01 10:42 0001 2201



85126
IDENTIF. ↑ REFERENCE

94 AUG 26 AM 10:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 828608