THIS INSTRUMENT PREPARED BY:
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Fermo De Pasquo and Vallean Hare 3013 Gallatin Road Nashville, Tennessee 37216	Same	Map 83-7 Parcel 113

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **THE BANK OF NASHVILLE AS SUCCESSOR TRUSTEE FOR THE ANNE P. GOODWIN TRUST** and **CURTIS E. GOODWIN, JR.** and **ROSE ANNE GOODWIN MCINTOSH**, do hereby transfer and convey unto **FERMO DE PASQUO and VALLEAN HARE as joint tenants with right of survivorship and not as tenants in common**, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 12 of Block "A" on the Plan of Tillman's Subdivision No. 1, as of record in Book 1130, Page 29, Register's Office for said County, described according to survey made by E. R. Southgate, Surveyor, April 30, 1946, as follows:

Beginning on the westerly margin of Powers Avenue as the corner of Lot Nos. 11 and 12; thence with the line between said two lots westwardly 160 feet to the northeast corner of property conveyed to B.D. Cummings and wife, by deed from John C. Peterson and wife, of record in Book 1710, Page 245, said Register's Office; thence with Cummings' easterly line, southwardly 70 feet to the northwest corner of property conveyed to Beatrice Wise by deed from John T. Peterson and wife, of record in Book 1679, Page 245, said Register's Office; thence with Wise's northerly line, eastwardly 160 feet to the westerly margin of Powers Avenue; thence with said Avenue, northwardly 70 feet to the beginning.

Being the same property conveyed to Curtis E. Goodwin and wife, Anne Peterson Goodwin, by deed from John C. Peterson and wife, of record in Book 1730, Page 289, and conveyed to Curtis E. Goodwin, Jr., Trustee of the Anne P. Goodwin Trust by quitclaim deed from Curtis E. Goodwin of record in Book 8232, Page 538, Register's Office for Davidson County, Tennessee. The said Anne Peterson Goodwin and Anne P. Goodwin are one and the same person. The said Anne P. Goodwin having since died on November 27, 1992 vesting fee simple title to the subject property in the Trustee of her Trust dated April 4, 1978 as amended on January 13, 1982 and November 9, 1989. The Trustee of the Anne P. Goodwin Trust has full power to sell, transfer, and convey the subject property without joinder of any beneficiary. Nevertheless, the Grantors Curtis E. Goodwin, Jr. and Rose Anne Goodwin McIntosh are the sole beneficiaries under said trust and the sole beneficiaries under the Will of Anne P. Goodwin of record in Book 185, Page 636, Probate Court Clerk's Office of Davidson County, Tennessee. Said beneficiaries join in this instrument for the purpose of conveying any interest they have in the subject property. The Bank of Nashville was appointed Successor Trustee for the Anne P. Goodwin Trust by Order of the Probate Court for Davidson County, Tennessee, Docket No.: 94P-1444, Minute Book 387, Page 207, Probate Court Clerk's Office of Davidson County, Tennessee.

This land is improved property known as 703 Powers Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said FERMO DE PASQUO and VALLEAN HARE, their heirs, successors and assigns forever.

The undersigned covenant with the said FERMO DE PASQUO and VALLEAN HARE, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated to the date of closing.

2. Matters set forth on the Plan of record in Book 1130, Page 29, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4260, Page 490, Register's for Davidson County, Tennessee.

3. All other easements or restrictions of record, if any, in said Register's Office.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said FERMO DE PASQUO and VALLEAN HARE, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of November, 1994.

THE BANK OF NASHVILLE, TRUSTEE

BY: _____
WIRT C. MCKNIGHT, SENIOR VICE-PRESIDENT AND SENIOR TRUST OFFICER

_____
CURTIS E. GOODWIN, JR.

_____
ROSE ANNE GOODWIN MCINTOSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth L. Barnard, a Notary Public of the State and County aforesaid, personally appeared WIRT C. MCKNIGHT, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice-President Senior Trust Officer of THE BANK OF NASHVILLE, the within named bargainor, a corporation, and that he, as such Senior Vice-President Senior Trust Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Senior Vice-President Senior Trust Officer.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 11/28/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named CURTIS E. GOODWIN, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1994.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 11/20/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named ROSE ANN GOODWIN MCINTOSH, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1994.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 11/20/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $57,500.00.

Fermo De Pasquo
FERMO DE PASQUO

Sworn to and subscribed before me this 18th day of November, 1994.

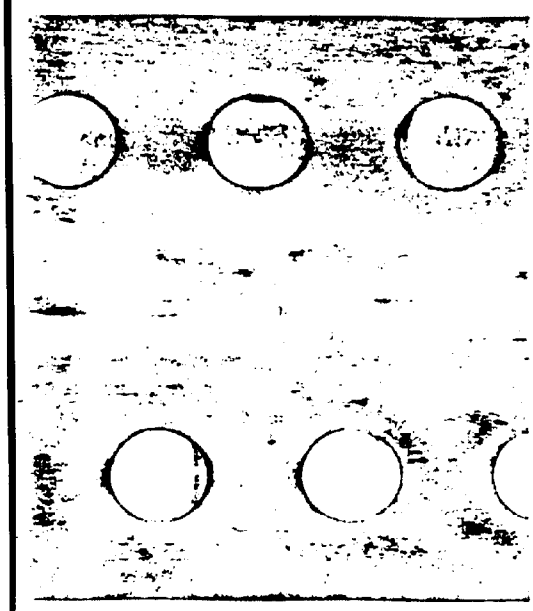
Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 11/20/97

94 NOV 21 PM 3:42
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

5013 11/21 1101 03CHECK 225.75

10710
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9526 PG 11

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	57500.00
			CON TX	212.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	225.75
			CHECK	225.75

11 21 94 02 15:42 0001 6013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10770
IDENTIF. & REFERENCE

94 NOV 21 PM 3:42

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

No. 856068