13251

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

1995 DEC -1 AM 10:12

REGISTER
DAVIDSON CO. TN.

W & I Ref: (cmw) Title No: 35912
Dav. Co. File: Box 8

BOOK 9533 PG 814

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Ross Goodman 5029 Franklin Rd. Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 146-10-20 OH 12830 and 146-10-21 OH 3210

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 **Matilda M. Luther, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Ross Goodman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I
LAND in Davidson County, Tennessee, being Lot No. 20 on the plan of Fieldcrest Estates, of record in Book 2331, page 124, Register's Office for said County.
SAID Lot No. 20 fronts 212 feet on the broken southeasterly margin of Brentview Drive and extends back 464.4 feet on the broken easterly line and 338 feet on the westerly line to a dead line in the rear, measuring 185 feet thereon.
BEING the same property conveyed to Cletis E. Luther and wife, Matilda Luther, by deed from Joe S. Roberts and wife, Geneva B. Roberts of record in Book 2881, page 123, said Register's Office. Cletis E. Luther died, leaving Matilda Luther as surviving tenant by the entirety.
Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
SUBJECT to restrictive covenants contained in instrument of record in Book 2542, page 219 and Book 2753, page 631, said Register's Office; all matters as shown on the herein referenced Plan of record in said Register's Office; and to an easement for sanitary sewers and/or storm drainage as granted to Metropolitan Government by instrument of record in Book 7765, page 522, said Register's Office.

TRACT II
LAND in Davidson County, Tennessee, being Lot No. 21 on the plan of Fieldcrest Estates, of record in Book 2331, page 124, said Register's Office.
SAID Lot No. 21, which is a corner lot, fronts 245 feet on the westerly margin of Franklin Pike and fronts 386.5 feet on the broken southerly margin of Brentview Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 301.7 feet on the southerly line and 217.7 feet on the southwesterly line to a point of intersection.
BEING the same property conveyed to Cletis E. Luther and wife, Matilda M. Luther, by deed from Woodhaven Homes Incorporated, of record in Book 2647, page 199, said Register's Office. Cletis E. Luther died, leaving Matilda M. Luther as surviving tenant by the entirety.
Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

SUBJECT to restrictive covenants contained in instrument of record in Book 2542, page 219 and Book 2753, page 631, said Register's Office; all matters as shown on the herein referenced Plan of record in said Register's Office; a 10-foot easement for sanitary sewers and/or storm drainage across a portion of said Lot 21 and a 10-foot temporary construction easement west of and adjacent thereto as granted to Metropolitan Government by instrument of record in Book 7763, page 659, said Register's Office; and a 10-foot easement for sanitary sewers and/or storm drainage across a portion of said Lot 21 and a 10-foot temporary construction easement northeast of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 7853, page 203, said Register's Office.
Matilda Luther and Matilda M. Luther are one and the same person.

This is improved property, known as: 5029 Franklin Rd., Nashville, TN 37220
and unimproved property, known as: 805 Brentview Dr., Nashville, TN 37220

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 this 29th day of November, 1994.

Matilda M Luther _____
Matilda M. Luther

State of Tennessee
County of Davidson

On this 29th day of November, 1994, before me the undersigned authority, personally appeared **Matilda M. Luther**, 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.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE TENN DAVIDSON COUNTY My Commission Expires 9/16/95

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 510000.00

John Ron Hoadley
Affiant

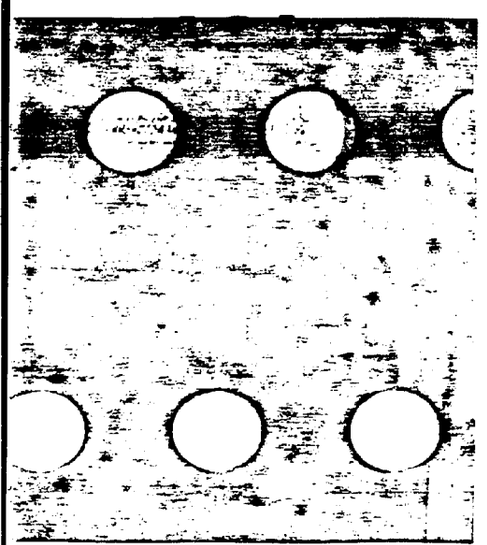
Sworn and subscribed before me on the 29th day of November, 1994.

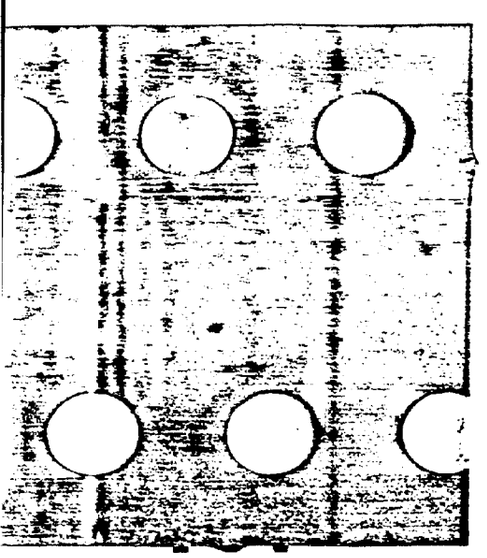
_____
Notary Public

My Commission Expires: _____

3717 12/01/94 0101 03CHECK 1896.00

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





RECEIVED OF _____

FOR _____

BOOK 9533 PG 816

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 510000.00
				CON TX 1887.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1896.00
				CHECK 1896.00
12/01/94	01			10:12 0001 8717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13251
IDENTIF. & REFERENCE

94 DEC -1 AM 10: 12

REGISTER
DAVIDSON COUNTY, TN.

No. 858737