BOOK 9545 PG 602

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Kenneth E. Goddard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF December, 1994

Teri D. Peracchi
NOTARY PUBLIC

My Commission expires: January 25, 1997

THIS INSTRUMENT PREPARED BY

Glenn S. Macbeth, Attorney, 1607 Greenway Drive, Murfreesboro, Tennessee 37129
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kenneth E. Goddard (NAME)	SAME (NAME)	108-12-0 Map
3332 East Lake Drive (ADDRESS)	(ADDRESS)	233.00 Parcel
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00--TEN AND NO/100-- cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ALEX W. BONNER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto KENNETH E. GODDARD and DEBORAH K. TRUITT, both unmarried persons, as joint tenants with rights of survivorship, and not as tenants in common

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 79, Trailwood, Section 5, of record in Book 6900, pages 477, 478 and 479, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alex W. Bonner, individually, by deed from Guaranty Title Company, Trustee, of record in Book 9066, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

Susan N. Bonner, spouse of Grantor, joins herein solely for the purpose of consenting to this transfer and conveys and releases to the Grantees any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise. This instrument is executed on her behalf by Alex W. Bonner, Grantor, as her Attorney in Fact pursuant to a General Power of Attorney of record in Book 7237, page 36, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

This is unimproved ( ) improved (X) property, known as 3332 East Lake Drive (House Number) (Street) Nashville (City) TN (State) 37214 (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of December, 1994.

Alex W. Bonner
ALEX W. BONNER

Susan N. Bonner
SUSAN N. BONNER
By: Alex W. Bonner, Attorney in Fact
by Alex W. Bonner
atty in fact

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9545 PG 603

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 Alex W. Bonner _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** he **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this 14 **day of** December, **19**94.

My Commission expires:
January 25, 1997

Yeri C Garner
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, **the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that** _____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this _____ **day of** _____, **19**____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alex W. Bonner, 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 on behalf of Susan N. Bonner as her Attorney in Fact as the free act and deed of the within named Susan N. Bonner.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of December, 1994.

Yeri C Garner
NOTARY PUBLIC

My commission expires: January 25 1997

"EXHIBIT A"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9545PG604

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Alex W. Bonner

Alex W. Bonner (Affiant)

Sworn to and subscribed before me this 14th day of December, 1994.

Jeff C. Darner

Notary Public

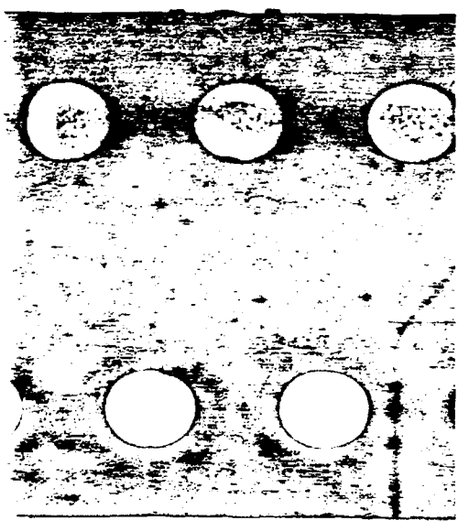
My Commission Expires: January 25, 1997

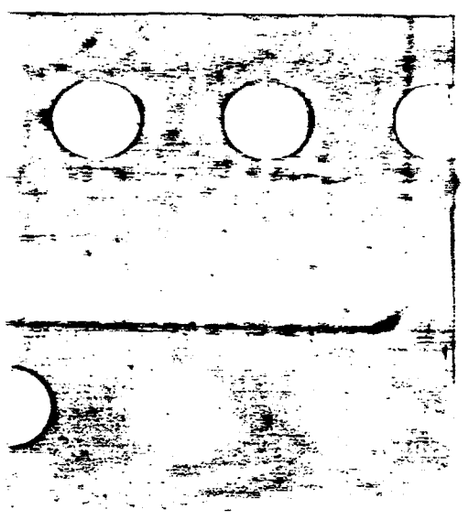
17207
IDENTIF. & REFERENCE

94 DEC 14 PM 1:57
FELIX A. REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3077 12/14 0101 03CHECK 290.50





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

RECEIVED OF _____

FOR _____

BOOK 9545 PG 605

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 290.50
				CHECK 290.50
12/14/94	01			13:57 0001 3077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17207
IDENTIF. ↑ REFERENCE

94 DEC 14 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863036