6036 10/12 0101 030-EDK 113.50

WARRANTY DEED

FROM: JEFFREY BRIAN GOODWIN, JENNIFER KAYE GOODWIN COLE, LORI ANNE GOODWIN, and CLIFFORD SCOTT GOODWIN

TO: DIANNE BEALS

PROPERTY: 221 Peachtree Street
Nashville, TN 37211

MAP: 119-05

PARCEL: 60

ADDRESS NEW OWNER AND SEND TAX NOTICES TO:

Dianne Beals
133 Bonnafield Drive
Hermitage, TN 37076

PICK-UP

95 OCT 12 AM 11:29

DAVIDSON COUNTY TN

0111510

RECITALS

1. Certain real estate in Davidson County, Tennessee, generally described as 221 Peachtree Street, Nashville, Tennessee 37211, was conveyed to Mildred B. Goodwin by Installment Deed from William Herschel Dobbins and wife, Sadie Lorene Dobbins, dated July 13, 1962, of record in Book 3404, page 476, Office of the Register for Davidson County, Tennessee;

2. The Vendor's Lien retained upon the said property in the Installment Deed was released on March 25, 1974, by instrument of record in Book 4798, page 778, said Register's Office;

3. The said Mildred B. Goodwin, also known as Mildred Goodwin Cagle, died in Davidson County, Tennessee, on December 27, 1993, at which time she was an unmarried person;

4. The estate of Mildred Goodwin Cagle is under administration in the Probate Court for Davidson County, Tennessee under Docket No. 94P-761, with the time for filing claims against the estate having expired, and with the Tennessee Department of Revenue having issued a non-taxable certificate number NT 89131, dated June 27, 1995, with respect to inheritance taxes;

5. The Last Will and Testament of Mildred Goodwin Cagle was probated by the Probate Court for Davidson County, Tennessee, and is of record in Will Book 190, page 719, said Probate Clerk's Office; and

6. Item II of the Will of Mildred Goodwin Cagle devised the property at 221 Peachtree Street, Nashville, Tennessee, to her two children, Dianne Beals, the Grantee herein, and Charles Clifford Goodwin. However, Charles Clifford Goodwin had predeceased his mother, and he was survived by four children, the Grantors herein, namely, Jeffrey Brian Goodwin, Jennifer Kaye Goodwin Cole, Lori Anne Goodwin and Clifford Scott Goodwin.

CONVEYANCE

In consideration of the sum of Twenty-Five Thousand ($25,000.00) Dollars, paid by Dianne Beals, the receipt of which is hereby acknowledged, we, Jeffrey Brian Goodwin, Jennifer Kaye Goodwin Cole, Lori Anne Goodwin and Clifford Scott Goodwin, have this day bargained and sold, and do hereby transfer and convey unto the said Dianne Beals, her heirs and assigns, the following-described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the easterly 50 feet of lot No. 5 on the map of W. F. Davis' Subdivision of block No. 22 of the Cumberland Nurseries, as of record in Book 332, page 25, Register's Office for said County.
>
> Said part of lot No. 5 fronts 50 feet on the southerly side of Peachtree Street and runs back between parallel 238 feet to an alley.
>
> Being the same property conveyed to Mildred B. Goodwin, also known as Mildred Goodwin Cole, by Installment Deed from William Herschel Dobbins and wife, Sadie Lorene Dobbins, of record in Book 3404, page 476, said Register's Office; and being the same property devised to Dianne Beals and Charles Clifford Goodwin under the Will of Mildred Goodwin Cagle, of record in Will Book 190, page 719, Office of the Probate Clerk for Davidson County, Tennessee, the said Mildred Goodwin Cagle having been predeceased by Charles Clifford Goodwin, who was survived by four children, Jeffrey Brian Goodwin, Jennifer Kaye Goodwin Cole, Lori Anne Goodwin and Clifford Scott Goodwin, the Grantors herein.

This is improved property, known as 221 Peachtree Street, Nashville, Tennessee 37211.

To have and to hold the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Dianne Beals,

her heirs and assigns forever. We do hereby covenant that we are the children and sole heirs of Charles Clifford Goodwin and that we are lawfully seized and possessed of an undivided one-half interest in the said real estate, have a good right to convey it, and that the same is unencumbered except for 1995 taxes, which are assumed by the Grantee.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said Dianne Beals, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have executed this Warranty Deed on the dates indicated by our respective signatures.

Jeffrey Brian Goodwin
By Jennifer Kaye Goodwin Cole,
Attorney-in-fact

Oct. 12, 1995
DATE

JEFFREY BRIAN GOODWIN
BY JENNIFER KAYE GOODWIN COLE,
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of October, 1995, before me personally appeared JENNIFER KAYE GOODWIN COLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY BRIAN GOODWIN, and acknowledged that she executed the same as the free act and deed of JEFFREY BRIAN GOODWIN.

WITNESS my hand and official seal in Nashville, Tennessee, this 12th day of October, 1995.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:
11-20-96

[redacted]

Oct. 12, 1995
DATE

Jennifer Kaye Goodwin Cole
JENNIFER KAYE GOODWIN COLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Bargainor, JENNIFER KAYE GOODWIN COLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 12th day of October, 1995.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:
11-20-96

Oct. 12, 1995
DATE

Lori Anne Goodwin
LORI ANNE GOODWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Bargainor, LORI ANNE GOODWIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 12th day of October, 1995.

Christina L. Neeley
NOTARY PUBLIC

My commission expires:
11-20-96

10-12-95
DATE

Clifford Scott Goodwin
CLIFFORD SCOTT GOODWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Bargainor, CLIFFORD SCOTT GOODWIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Nashville, Tennessee, this 12th day of October, 1995.

Christina L. Neely
NOTARY PUBLIC

My commission expires:
11-20-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the consideration or value, whichever is greater, for this transfer is $25,000.00.

George H. Cate, Jr.
AFFIANT

Sworn to and subscribed before me this 12th day of October, 1995.

Christina L Neely
NOTARY PUBLIC

My commission expires:
11-20-96

This instrument prepared by: GEORGE H. CATE, JR., ATTORNEY
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9825 PG 995

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

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 20.00
TOTAL 113.50
CHECK 113.50

10/12/95 01 11:32 0001 6036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111510
IDENTIF. & REFERENCE

95 OCT 12 AM 11:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964791