File No. 34

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9881 PG 344

ADDRESS NEW OWNER:
James A. Goodman and Frances Baxter
526 Hickory Trail Drive
Nashville, Tennesse 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Residential Mortgage Corporation
343 Thornall St.
Edison, NJ 08837

MAP AND PARCEL:
MAP 101
PARCEL 140
8D54438

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles R. Prosise and wife, Carla R. Prosise, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James A. Goodman and Frances Baxter, both unmarried, as joint tenants with the specific right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BENG Lot 12, Revised Section 1, Hickory Trail Farms as recorded in Book 4460, Pages 192 and 193, of the Register's Office of Davidson County, Tennessee.

> Being the same property conveyed to Charles R. Prosise and wife, Carla R. Prosise , by deed from James F. Sadler and wife, Jacqueline R. Sadler of record in Book 7306, Page 323, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Utility, Drainage and Bridle Trail Easement, Utility Anchor Easement, and Minimum Building Setback Line, of record in Plat Book 4460, Pages 192 and 193, said Register's Office.

This is improved property known as 526 Hickory Trail Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Goodman and Frances Baxter, both unmarried, their heirs and assigns, forever; and we, Charles R. Prosise and wife, Carla R. Prosise do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of December, 1995.

Charles R. Prosise

Carla R. Prosise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles R. Prosise and wife, Carla R. Prosise the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

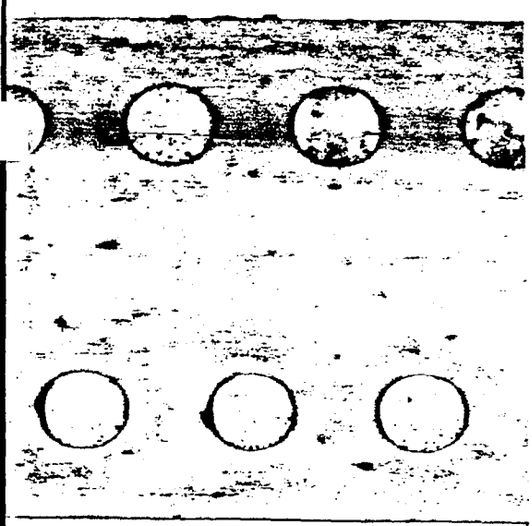
Subscribed and sworn to before me this 7th day of December, 1995.

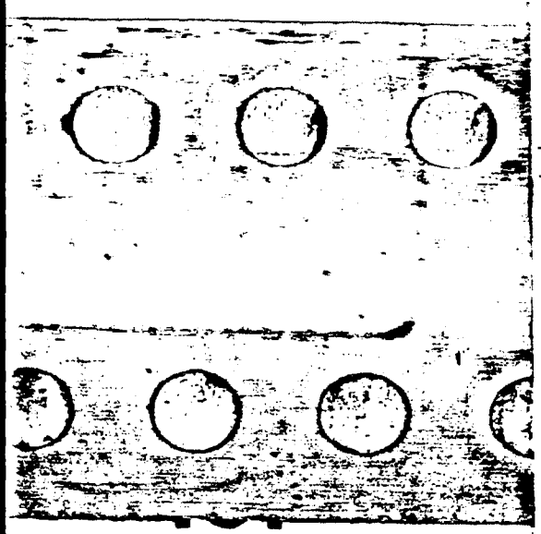
NOTARY PUBLIC
My Commission Expires: 3-21-98

0130730
IDENTIF. # REFERENCE

95 DEC 11 AM 8:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6812 12/11 0101 03CHECK 508.50





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

RECEIVED OF _____

FOR _____

BOOK 9881 PG 346

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

12/11/95 01 08:48 0001 6812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0130730
IDENTIF. ↑ REFERENCE

95 DEC 11 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 985285