Bk 58

After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 9908 PG 1

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **DAVID HOOD JR. AND WILLIAM G. BYRD JR.**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **TODD C. GODDARD AND AMIE D. TARPLEY**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of Haywood Hills, Section V, as of record in Book 4675, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 65.0 feet along the westerly margin of Algonquin Trail and extends back 171.7 feet on the northerly line and 149.7 feet on the southerly line to a dead line in the rear on which it measures 51.16 feet.

Being the same property conveyed to David Hood Jr. and William G. Byrd Jr. by deed from Noble Leon Garner and Jennye Ruiz, dated April 21, 1995, recorded April 24, 1995, Book 9653, page 57, Register's Office for Davidson County, Tennessee.

4325 01/03 0101 03CHECK 293.90

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 29th day of December, 1995.

David Hood Jr.
DAVID HOOD JR.

William G. Byrd Jr.
WILLIAM G. BYRD JR.

96 JAN -3 PM 3:41
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0137641
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID HOOD JR. AND WILLIAM G. BYRD JR., the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 29th day of December, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $77,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of December, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 162-03 Parcel 396.00

ADDRESS NEW OWNER:

Todd C. Goddard et ux
4973 Algonquin Trail
Antioch, TN 37013

SEND TAX BILLS TO:

First American National Bank
PO Box 305048
Nashville, TN
37230-5048



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

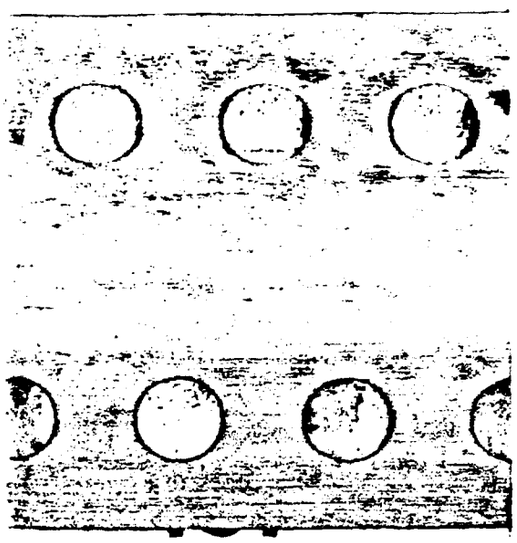
RECEIVED OF _____

FOR _____

BOOK 9908 PG 3

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	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
TOTAL	293.90
CHECK	293.90

01/03/96 01 15:43 0001 4325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137641
IDENTIF. & REFERENCE

96 JAN -3 PM 3:42
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 992690