Realty 48

FORM No. WD-1

BOOK 10068 PG 863

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 1996

Notary Public

MY COMMISSION EXPIRES: 1/29/2000

(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Randy Kloke	First American National Bank	109 224
(NAME) 12009 Old Hickory Blvd.	(NAME) First American Center	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paul Duncan Goodwin and wife, Sandy Goodwin, and Paul Duncan Goodwin, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy Kloke and wife, Jodie A. Kloke

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:

Land in Davidson County, TN, being Lot No. 2 on the Revised Final Plat, Goodwin Subdivision, of record in Book 6900, Page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ezelle Duncan and wife, Catherine Duncan, by deed from N. D. Overall and wife, Kate M. Overall, of record in Book 583, Page 267, Register's Office for Davidson County, TN. Ezelle Duncan died in 1972, and Catherine Duncan died in May, 1976, leaving a will of record in Will Book 116, page 730, Davidson County Probate Court Clerk's Office, in which she devised said property to Paul David Goodwin and Paul Duncan Goodwin, as Co-Trustees for the benefit of Paul Duncan Goodwin. Paul David Goodwin died in 1982.

Subject to water line easement in Book 5916, page 116; easements and terms of declaration in Book 4144, page 145; and all matters on the plan of record.

Together with an easement for ingress and egress over the abandoned portion of Old Hickory Boulevard as conveyed in the deed of record in Book 7139, page 923, said Register's Office.

7821 05/31 0101 03CHECK 897.00

This is improved (X) unimproved ( ) property, known as 12009 Old Hickory Blvd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of May, 19 96

Paul Duncan Goodwin

Paul Duncan Goodwin TRUSTEE
Paul Duncan Goodwin, Trustee

Sandy Goodwin
Sandy Goodwin

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10068 PG 864

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Duncan Goodwin and wife, Sandy Goodwin, and Paul Duncan Goodwin in his capacity as Trustee with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 23rd day of May, 1996.

Notary Public

My commission expires: 1/29/2000

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

DEED

FROM

TO

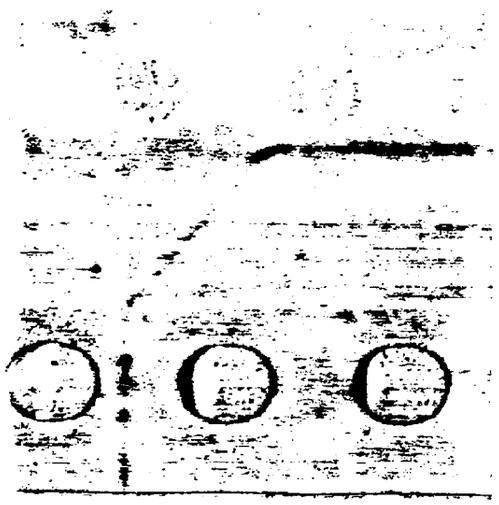
Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

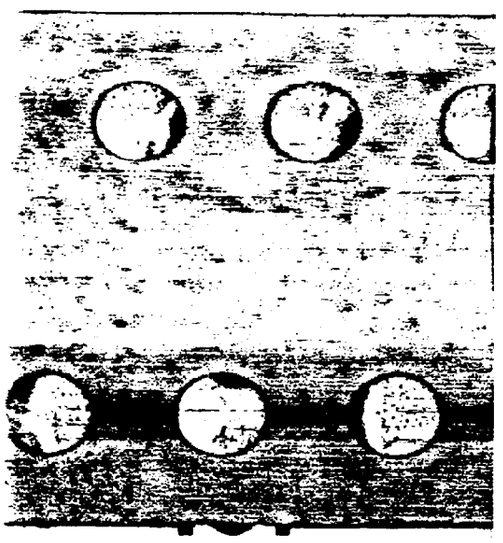
96 MAY 31 PM 3:04

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0187498





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10068 PG 865

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
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
TOTAL 897.00
CHECK 897.00

05/31/96 01 15:08 0001 7821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187498
IDENTIF. # REFERENCE

96 MAY 31 PM 3:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1045715