WARRANTY DEED

BOOK 10241 PG 295

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Terry M. Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry M. Talley (NAME)	SAME (NAME)	MAP 186
5137 Hilson Road (ADDRESS)	(ADDRESS)	PARCEL 24
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Karen Goodwin Dempsey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry M. Talley and wife, Tessa J. Talley

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, Tennessee, as described by a survey dated August 16, 1996, by Michael V. Holmes, Tennessee #213, as follows:

Beginning at an iron pin in the southern right of way of Burkitt Road, said iron pin being the northwest corner of Goodwin Subdivision, recorded in Plat Book 8250, page 346, of the Register's Office for Davidson County, Tennessee. Thence leaving said right of way of Burkitt Road, South 13° 03' 46" West 814.80 feet to an iron pin in a fence, said fence being on the northwest boundary line of the Ramsey and Lora McMurray Property, as recorded in Deed Book 3529, page 423, of said Register's Office. Thence with said fence, North 74° 46' 10" West 273.33 feet to an iron pin. Thence leaving said McMurray line, North 13° 50' 06" East 815.90 feet to an iron pin in the southern margin of Burkitt Road. Thence South 73° 27' 31" East 174.00 feet to an iron pin. Thence with a curve to the left, said curve having a radius of 858.32 feet, a distance of 88.50 feet to the point of beginning, containing 217,803.55 square feet or 5.00 acres, more or less.

Being part of the same property being conveyed to Mary Sue Goodwin and Karen Goodwin by deed from Jennings Bryan Turner and wife, Susie Day Turner of record in Book 4634, page 264, Register's Office for Davidson County, Tennessee.
Mary Sue Goodwin having died July 24, 1991 leaving said property to Heirs-at-Law and Karen Goodwin. Subsequently, Heirs-at-Law, Wallace Edward Goodwin and wife, Mrs. Wallace Edward Goodwin and Martin T. Goodwin and wife, Mrs. Martin T. Goodwin having conveyed their interest to Karen Goodwin by deed

CONTINUED

unimproved (X)
This is improved ( ) property, known as 6991 Burkitt Road, Antioch, TN 37013
(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 my hand this 18th day of October 19 96

Karen G. Dempsey
Karen Goodwin Dempsey

LEGAL DESCRIPTION CONTINUATION BOOK 10241 PG 296

of record in Book 9536, page 828, Register's Office for Davidson County, Tennessee.
Karen Goodwin and Karen Goodwin Demsey, being one and the same person.
A portion of said property subsequently being Quit-claimed to establish Tract A and Tract B, as recorded in Book 10178, page 937, Register's Office for Davidson County, Tennessee.

This property being subject to the following restrictions:

1. Home to be built shall contain a minimum of 2400 square feet of heated living area.

2. There shall be no mobile or temporary homes erected on property.

3. House to be built a minimum of 150 feet set back from Burkitt Road.

4. Only one house to be constructed on this lot.

5. There shall be no farm animals kept on the property except for horses.

6. There shall be no commercial or business use of the property.

BOOK 10241 PG 297

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 Karen Goodwin Dempsey

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of October 19 96

Commission expires July 12, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

024252
IDENTIFICATION REFERENCE

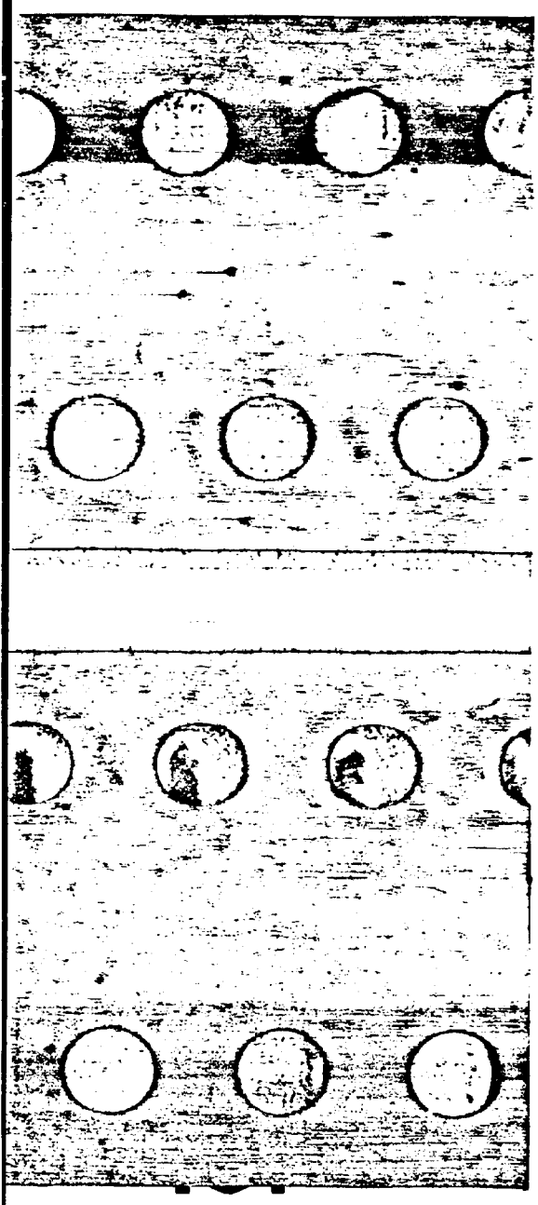
96 OCT 30 AM 8:30
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

5573 10/30 0101 03CHECK 253.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10241 PG 298

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

10/30/96 01 08:33 0001 5573

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241252
IDENTIF. & REFERENCE

96 OCT 30 AM 8:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1082521

No [redacted]