BOOK 10248 PG 982

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This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER: June G. Goodman 354 Melpar Drive Nashville, Tennessee 37211	SEND TAX BILL: *To Mortgagee*
MORTGAGEE: Boatmen's National Mortgage, Inc. 4041 Knight Arnold Road Memphis, Tennessee 38118	MAP AND PARCEL: MAP 148-13 GROUP PARCEL 7

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James B. Stroud and wife, Beverly D. Stroud hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto June G. Goodman, unmarried, hereinafter called the Grantee, 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, being Lot No. 378 on the plan of Fairlane Park, Section III, of record in Book 2331, pages 145 & 146, as amended in Book 2702, page 49, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James B. Stroud and wife, Beverly D. Stroud by deed from Paul F. Kraack and wife, Mary G. Kraak, of record in Book 5338, page 985, Register's Office for Davidson County, Tennessee.

This is improved property known as 354 Melpar Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said June G. Goodman, unmarried, her heirs and assigns, forever; and we, James B. Stroud and wife, Beverly D. Stroud do covenant with the said Grantee 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 Grantee, her 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.

James B. Stroud

Beverly D. Stroud

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James B. Stroud and wife, Beverly D. Stroud 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 31st day of October, 1996.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: September 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 53,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 1996.

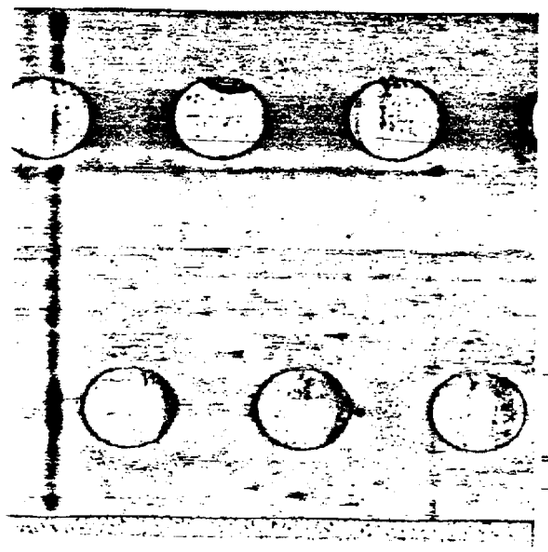
NOTARY PUBLIC Robert M. Loffi

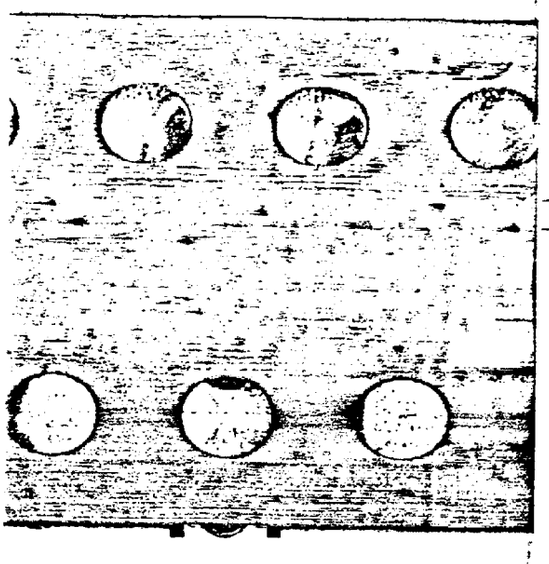
My Commission Expires: September 20, 2000

02142772
IDENTIF. ↑ REFERENCE

96 NOV -4 AM 8:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7207 11/04 0101 03CHECK 205.10





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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 984

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 53000.00
				CON TX 196.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 205.10
				CHECK 205.10
11/04/96	01			08:37 0001 7207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242772 IDENTIF. ↑ REFERENCE

96 NOV -4 AM 8:36

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

No. 1084141