THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Alice Duncan **AFFIANT** Subscribed and sworn to before me, this 19th day of November, 1996. Notary Public My Commission Expires: 10/21/97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Alice Duncan 5025 Hillsboro Road # 5A Nashville, TN 37215	SAME	131-1-D-26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA G. GOODIN, TRUSTEE of the Revocable Trust Agreement of Rebecca G. Goodin, with full power to sell convey mortgage or encumber without the joinder of any beneficiary,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALICE DUNCAN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as Unit No. 26 on the Plat of Georgetown Apartments, a condominium, as of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .519% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, page 325, et. seq., said Register's Office. Said unit is also known as Apartment No. 5A.

Being the same property conveyed to Rebecca G. Goodin, Trustee of the Revocable Trust Agreement of Rebecca G. Goodin, by quitclaim deed from Rebecca G. Goodin of record in Book 9846, page 609, Register's Office for Davidson County, Tennessee.

1. 1996 taxes paid.

2. Matters shown on the Plan of record in Book 5200, page 4, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of Georgetown Condominium of record in Book 5211, page 325, as amended in Book 5616, page 133, and Book 6079, page 526, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4308, page 650, Register's Office said County.

5. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government of record in Book 7873, page 859, Register' s Office for said County.

This is improved property known as 5025 Hillsboro Road, #5A, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person 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 hands this 19th day of November, 1996.

Rebecca G. Goodin Trustee

Rebecca G. Goodin, Trustee of the Revocable Trust Agreement of Rebecca G. Goodin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBECCA G. GOODIN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **TRUSTEE** of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th of November, 1996.

V. CRAWFORD NOTARY PUBLIC AT LARGE

Notary Public

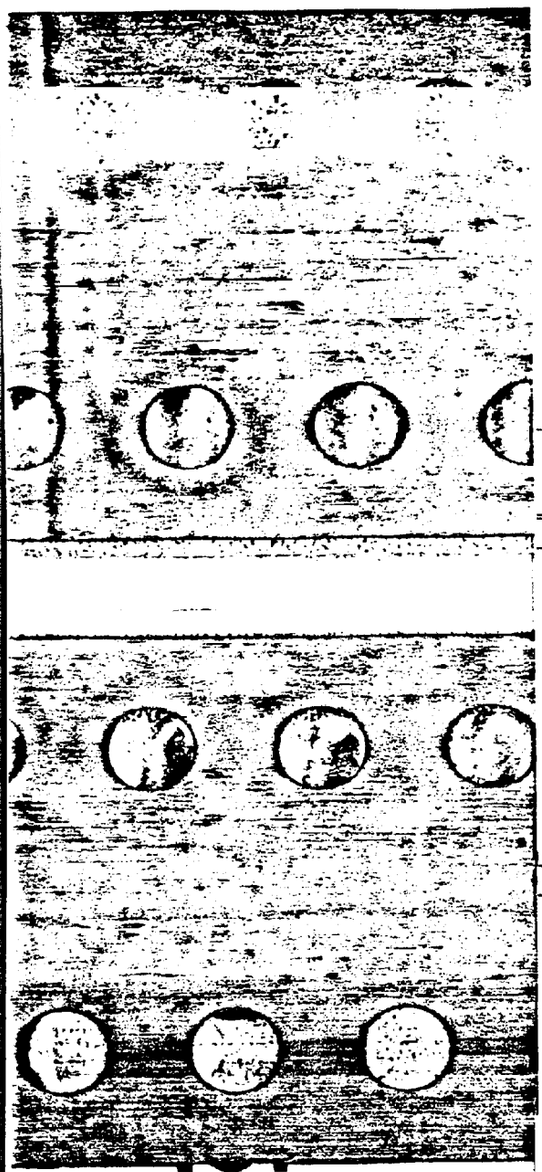
My Commission Expires: 4/22/99

02148952
IDENTIF. ↑ REFERENCE

96 NOV 21 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

8017 11/21 0101 03CHECK
471.50

0061556.01



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

RECEIVED OF _____

FOR _____

BOOK 10267 PG 144

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
11/21/96	01		15:47 0001	8017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248952
IDENTIF. ↑ REFERENCE

96 NOV 21 PM 3:4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1090722