BOOK 10293 PG 196

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Lisa J. Goodrich	[First Bank and Trust]	]
[716 Brooks Avenue	[1691 North Mount]	Map 043-05-0]
[Madison, TN 37115	[Juliet Road]	Parcel 218.00]
[	[Mt. Juliet, TN 37122]	]
[	[ ]	]

[This instrument prepared by: Robert J. Notestine III, Attorney]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]
[ ]
[ ]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Earl N. Jones and E. Michael Maggart (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Lisa J. Goodrich, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 13 of Block "B" on the Map of Crestview Estates, as of record in Book 843, Page 81, Register's Office for said County.

Said part of Lot No. 13 fronts 50 1/2 feet on the easterly side of Brooks Avenue and runs back between parallel lines 157.4 feet to a dead line.

Being the same property conveyed to E. Michael Maggart and Earl N. Jones by Warranty Deed from Wilson Enterprises, Inc., a Tennessee corporation of record in Book 10126, Page 769, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 716 Brooks Avenue, Madison, Tennessee 37115.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $54,000.00.]
[Jon E Jones 12/13/96]
[Affiant]
[Subscribed and sworn to before me this]
[13th day of December, 1996.]
[ ]
[Notary Public]
[My Commission Expires 1-24-98]
[ ]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of December, 1996.

E. MICHAEL MAGGART EARL N. JONES

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

6612 12/17 0101 03CHECK 208.80

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Michael Maggart and Earl N. Jones**, 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 instrument for the purpose therein contained.

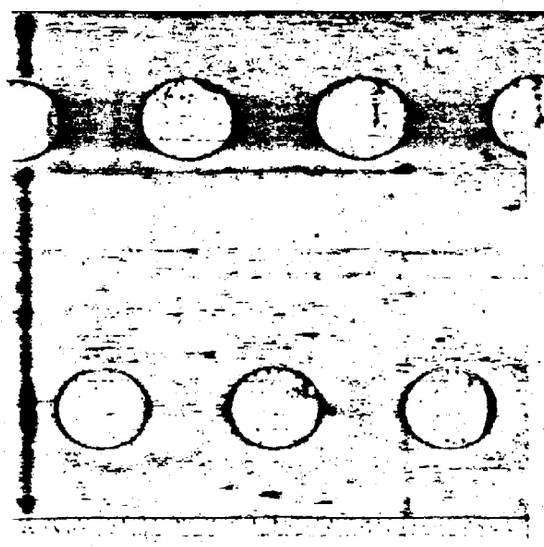
WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 1996.

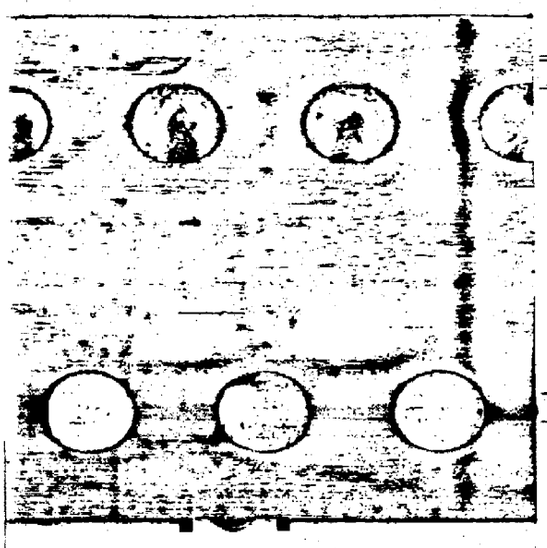
NOTARY PUBLIC

My Commission Expires: 1-24-98

0256642
IDENTIF. ↑ REFERENCE

96 DEC 17 PM 2:03
FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

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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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

12/17/96 01 14:04 0001 6612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025664 2
IDENTIF. # REFERENCE

96 DEC 17 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099216