Bat 52

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10346 PG 573

THIS INDENTURE, made and entered into as of the **31st** day of **January, 1997** by and between

ROCKY A. GOODALL and SHARON M. GOODALL, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

DAVID R. CROOK, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF STANLEY HEIGHTS, OF RECORD IN BOOK 3300 PAGE 74, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 61.3 FEET ON THE NORTHERLY MARGIN OF DINWIDDIE DR. AND RUNS BACK 116.5 FEET ON THE WESTERLY LINE AND 122.4 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR MEASURING 57.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROCKY A. GOODALL AND WIFE, SHARON M. GOODALL BY DEED FROM ROBERT L. PYBURN AND WIFE, CAROL I. PYBURN OF RECORD IN BOOK 4589 PAGE 316 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Rocky A. Goodall
ROCKY A. GOODALL

Sharon M. Goodall
SHARON M. GOODALL

97 FEB 11 AM 9:39
REGISTER
DAVIDSON COUNTY, TN.

027153
IDENTIFICATION REFERENCE

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10346 PG 574

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROCKY A. GOODALL and SHARON M. GOODALL, HUSBAND AND WIFE**, the within named 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 purposes therein contained.

Witness my hand, at office, this **31st** day of **January, 1997**.

David Bombardier
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$52,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Bombardier
Affiant

Subscribed and sworn to before me this **31st** day of **January, 1997**

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

SEND TAX BILLS TO:

DAVID R. CROOK

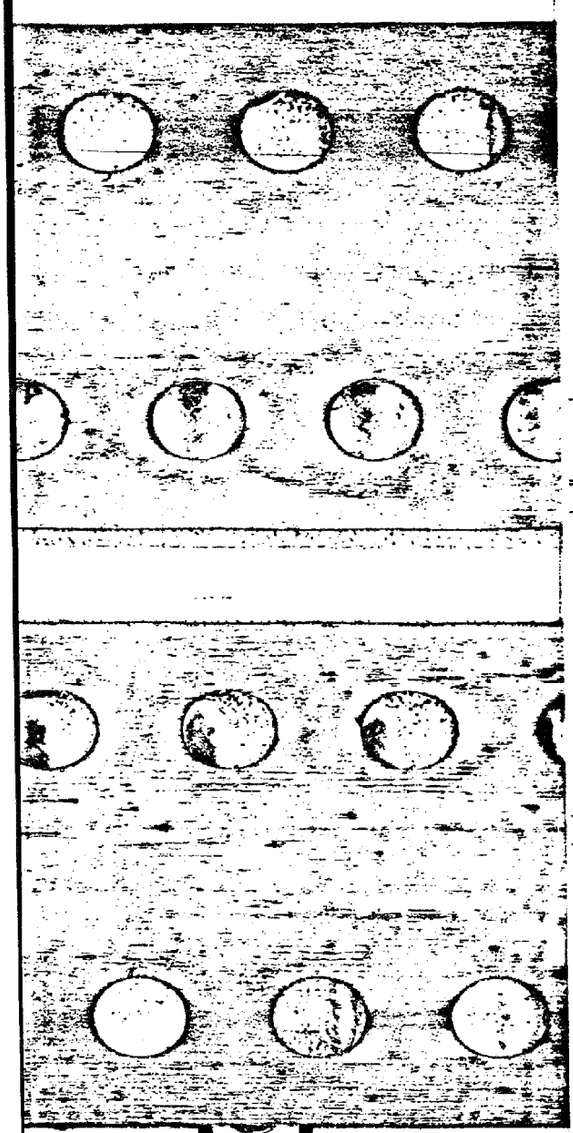
321 DINWIDDIE DRIVE
MADISON, TN 37115

PROPERTY ADDRESS:

321 DINWIDDIE DRIVE
MADISON, TN 37115

MAP PARCEL NUMBER
34-14-10

5370 02/11 0101 03CHECK 201.40



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

RECEIVED OF _____

FOR _____

BOOK 10346 PG 575

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

02/11/97 01 09:43 0001 5370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272153
IDENTIF. & REFERENCE

97 FEB 11 AM 9:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1115849