Return to:
LEHMAN LAND TITLE, INC.
5211 MARYLAND WAY
SUITE 1060
BRENTWOOD, TN 37027
PREPARED BY (AND RETURN TO)

Box 8a

BOOK 10383 PG 987

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38595
Dav. Co. File: Box 8

97 MAR 18 PM 2:03
DAVIDSON COUNTY, TN.

IDENTIFICATION
02814275

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean M. Goodwin Audrey V. Goodwin 104 Valley Way Drive Nashville, Tennessee 37013 ANTIOCH	PHH Mortgage Services Corporation 6000 Atrium Way Mt. Laurel, NJ 08054

TAX MAP-PARCEL NUMBERS: 162-06-301

8464 03/18 0101 03CHECK 215.73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 82900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane M. Todd LeBlanc, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean M. Goodwin and spouse, Audrey V. Goodwin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Valley Green of record in Plat Book 4460, Pages 96 and 97, Register's Office for said County.

Said Lot No. 73 fronts 78.0 feet on the easterly margin of Valley Way and extends back 132.64 feet on the northerly line and 131.18 feet on the southerly line to a dead line in the rear, measuring 78.0 feet thereon.

Being the same property conveyed to Diane M. Todd by deed from Gary Wixtrom and wife, Amy Wixtrom and Bruce Wixtrom and wife, Arleen Wixtrom of record in Book 9723, Page 133, Register's Office for said County.

The said Diane M. Todd has since married and is now known as Diane M. Todd LeBlanc.

The property herein conveyed is subject to restrictive covenants of record in Book 4622, page 277 said Register's Office, and to the matters set forth in the referenced Plan of record.

Allen M. LeBlanc, spouse of Diane M. Todd LeBlanc, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
This is improved property, known as: 104 Valley Way Drive, ~~Nashville~~ ANTIOCH, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

BOOK 10383 PG 988

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 1997.

Diane M. Todd LeBlanc **Allen M. LeBlanc**

State of Tennessee
County of Davidson

On this 14th day of March, 1997, before me the undersigned authority, personally appeared **Diane M. Todd LeBlanc and Allen M. LeBlanc**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/12/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 20000.00

DANA SUMMERALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

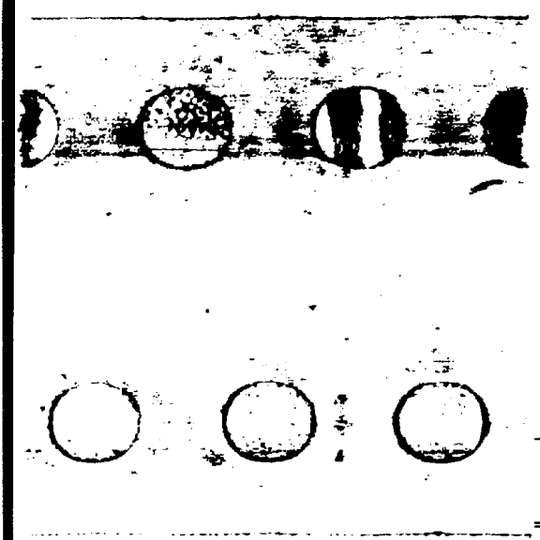
My Commission Expires NOV. 25, 2000

Affiant

Sworn and subscribed before me on the 14th day of March, 1997.

Notary Public

My Commission Expires: _____



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

RECEIVED OF _____

FOR _____

BOOK 10383 PG 989

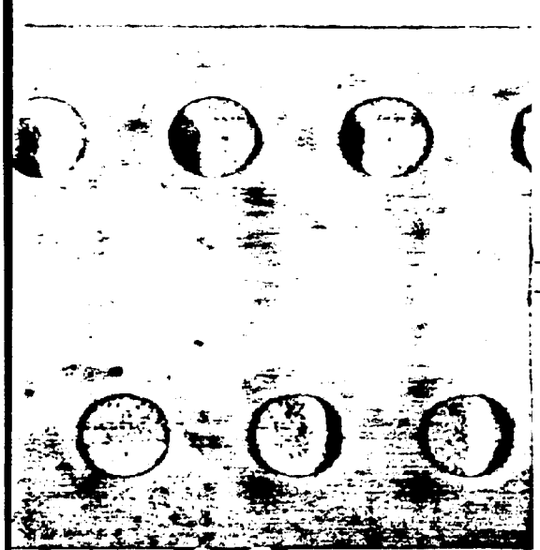
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82900.00
CON TX 306.73
PRFEE 1.00
WDEED 8.00
TOTAL 315.73
CHECK 315.73

03/18/97 01 14:26 0001 8464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0284275
IDENTIF. # REFERENCE

97 MAR 18 P1 2:23
FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN.

No. 1128808