BOOK 10460 PG 573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 109, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK S. HOWARD (NAME)	SOUTHERN FINANCIAL MORTGAGE, INC (NAME)	MAP & PARCEL NO.
1269 KENMORE PLACE (ADDRESS)	5200 MARYLAND WAY, SUITE 109 (ADDRESS)	72-7-338
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HAROLD F. GOODWIN AND WIFE, MARY ANN BURGESS GOODWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK S. HOWARD AND WIFE, CRYSTAL E. HOWARD

HEREINAFTER CALLED THE GRANTEES, 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. 1, on the Plan of ELLIS ESTATES, SECTION ONE, as of record in Book 6200, page 451, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Harold F. Goodwin, by deed from William W. Cayce, of record in Book 7267, page 570, Register's Office, Davidson County, Tennessee.

Mary Ann Burgess Goodwin, spouse of Harold F. Goodwin, joins in this conveyance to convey any and all marital interest that she may have in the above referenced property now or hereafter.

97 MAY 21 AM 9:03
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0306824

unimproved ( )
This is improved (X) property, known as 1269 KENMORE PLACE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 hand s this 1st day of May 19 97

Harold F. Goodwin
HAROLD F. GOODWIN

Mary Ann Burgess Goodwin
MARY ANN BURGESS GOODWIN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD F. GOODWIN AND WIFE, MARY ANN BURGESS GOODWIN

the bargainor s 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 and official seal at BRENTWOOD, Tennessee, this 1st day of May 19 97.

Commission expires 7/25/98

Gail A. Arpaio
Notary Public

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

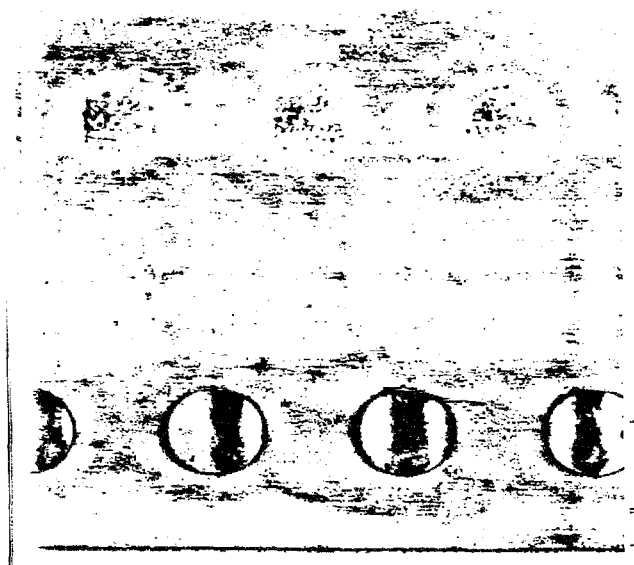
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

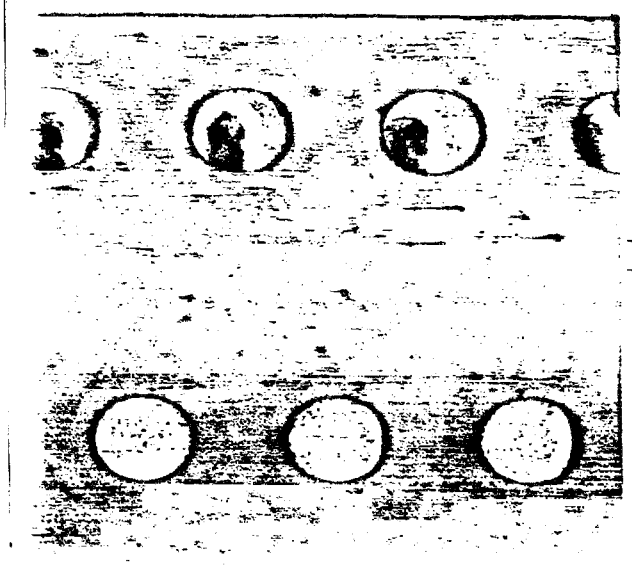
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

3134 05/21 0101 03DMEDK 291.00





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

RECEIVED OF _____

FOR _____

BOOK 10460 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	76225.00
CON TX	282.03
PRFEE	1.00
WDEED	8.00
TOTAL	291.03
CHECK	291.03

05/21/97 01 09:04 0001 3134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306824
IDENTIF. # REFERENCE

97 MAY 21 AM 9:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1153135