WARRANTY DEED

BOOK 10474 PG 827

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

James R. Deason Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Deason, Sr. (NAME)	First American National Bank (NAME)	114 44
7415 Sawyer Brown Road (ADDRESS)	First American Center (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, William S. Goddard and Sandra G. Goddard, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Deason, Sr. and wife, Nancy L. Deason

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:

Being in the 8th, formerly 12th, Civil District of Davidson County, and being Lot No. 2 on the unrecorded plan of Mrs. J.J. Heer's Lands, described according to a survey made by George W. Watkins, surveyor, December 14, 1955, as follows:

Beginning in the center of Sawyer Brown Road, at a point 404.5 feet south of the center line of the Old Charlotte Pike, being the southeast corner of the property conveyed to Daniel F. Sullivan and wife, by deed from Jacob J. Herr and wife, as of record in Book 2641, page 463, Register's Office for said County; thence with the center of said road, South 9 degrees 30 minutes West 95 feet to a spike and South 31 degrees West 48 feet to the corner of Lots Nos. 2 and 3 on said unrecorded plan; thence with the line between said two lots, North 84 degrees 50 minutes West 349 feet to the center of a branch; thence with the center of said branch, North 10 degrees 45 minutes east 146.5 feet to the southwest corner of said Sullivan property; thence with the southerly line of said Sullivan property, South 83 degrees 30 minutes East 362 feet to the beginning, containing 1.15 acres, more or less.

Being the same property conveyed to William S. Goddard and wife, Sandra G. Goddard by deed from Margaret B. Peal, unmarried of record in Book 7872, Page 578, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

unimproved ( )
is improved (X) property, known as 7415 Sawyer Brown Road, Nashville, TN 37209
(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 29th day of May 19 97

William S. Goddard

William S. Goddard

Sandra G. Goddard

Sandra G. Goddard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10474 PG 828

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Goddard and Sandra G. Goddard

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 29th day of May, 19 97.

Commission expires _____

_____
Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

97 JUN -2 PM 1:46
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03107794

7526 06/02 0101 03CHECK

471-50

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

RECEIVED OF _____

FOR _____

BOOK 10474 PG 829

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
07/02/97 01 13:51 0001 7526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03110794
IDENTIF. # REFERENCE

97 JUN -2 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 117469