BOOK 10681 PG 354

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **November, 1997** between DENISE C. ALLIS, TRUSTEE WITH FULL POWER TO, TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTOR, and MICHAEL GOOSTREE, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN INDEBTEDNESS FROM LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS, TO LARRY E. HAMILTON AND D. GENE MERRILL, TRUSTEES, OF RECORD IN BOOK 6441, PAGE 628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, the receipt of which is hereby acknowledged, DENISE C. ALLIS, TRUSTEE WITH FULL POWER TO TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto MICHAEL GOOSTREE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1436 RIVERSIDE DRIVE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR and GRANTEE on the day and year first above written.

0369077
IDENTIF. & REFERENCE

97 NOV 12 AM 10:25
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0821 11/12 0101 03CHECK 131.40

Denise C. Allis Trustee
DENISE C. ALLIS
Signature of Seller

Michael J. Goostree
MICHAEL GOOSTREE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MICHAEL GOOSTREE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 11th day of **November, 1997.**

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DENISE C. ALLIS, TRUSTEE WITH FULL POWER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **November, 1997.**

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:

MICHAEL GOOSTREE
8671 Coopertown Rd
Joelton, Tn 37080

Property Address:

1436 RIVERSIDE DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:
Homeside Lending, Inc.
P.O. Box 47524
San Antonio, Tx 78265-7524

Map & Parcel #: MAP 72-15, PARCEL 301

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$32,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sandra E. Fisher
Affiant.

Sworn to and subscribed before me, a Notary Public, this **11th** day of **November, 1997.**

Ella W. Woodall
Notary Public

My Commission Expires: 9-18-99

ELLA W. WOODALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being described according to a mortgage loan inspection performed by John Kohl dated November 27, 1984, as follows:

Beginning at a point in the northerly boundary of Riverside Drive at the point it intersects the southerly boundary of McKennell Drive; thence South 47 degrees 51 min. West 133 feet to a point; thence north 87 degrees 54 min. West 75.68 feet to a point; thence North 65 degrees 5 min. West 43.19 feet to a point; thence South 47 degrees 51 min. East 60 feet to a point; thence North 14 degrees 38 min. East 35.03 feet to a point; thence South 87 degrees 54 min. East 160.18 feet to a point.

Being the same property conveyed to DENISE C. ALLIS, TRUSTEE WITH FULL POWER , by Warranty Deed from THE ALICE W. JEW FOUNDATION, of record in Book 10619, page 808, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years and all subsequent years although the same are not yet due and payable (MAP 72-15, PARCEL 301).

2. All matters as set forth on the Plan of record in Plat Book 21, page 9, said Register's Office, INCLUDING any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. DEED OF TRUST from LELAND D. WATTS AND WIFE, WINNIFRED A. WATTS, to LARRY E. HAMILTON AND D. GENE MERRILL, Trustee, of record in Book 6441, page 628, said Register's Office, to secure to DOMINION BANCSHARES MORTGAGE CORPORATION, the payment of one note dated NOVEMBER 30, 1984, in the original principal amount of $29,100.00, due and payable as set forth therein.

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	MAMT TOTAL PAID 32000.00

ERR CO
MAMT 32000.00-
CAMT 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 12.00
TOTAL 131.40
CHECK 131.40

11/12/97 01 10:28 0001 0821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

036907 IDENTIFICATION REFERENCE

97 NOV 12 AM 10:26 REGISTER DAVIDSON CO. TN.

No.1219997