BOOK 10723 PAGE 398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 97
Notary Public
MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steve Waters, Atty., 1000 Northchase Parkway, Suite 140, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leroy Goins, Jr. (NAME)	New Owner (NAME)	081-12-0 391.00
540 Nawakwa Trail (ADDRESS)	(ADDRESS)	2W 11075
Madison, Tn. 37115 (CITY) (STATE) (ZIP)	(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, David K. Treadway and wife, Naomi Treadway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Goins, Jr.

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 the northerly 42 feet of Lot No. 146 on the Plan of McGavock's Addition as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 42 feet on the easterly side of 10th Avenue North, formerly Polk Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David K. Treadway and wife, Naomi Treadway by deed from Joseph H. Rutherford and wife, Mary Della Rutherford of record in Book 10366, page 817, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Phillip G. Hord, III, Trustee, for the benefit of Joseph H. Rutherford and wife, Mary Della Rutherford in the original principal amount of $13,500.00 of record in Book 10366, page 822, Register's Office for Davidson County, Tennessee.

Subject to Metropolitan Government of Nashville and Davidson County Department of Codes Administration letter of record in Book 10615, page 362, said Register's Office.

97 DEC 16 PM 3:47
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

0380868
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1408 10th Avenue North, Nashville, Tennessee 37208
(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 at this ~~XXth~~ 5th day of December 19 97

David K. Treadway
David K. Treadway

Naomi Treadway
Naomi Treadway

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

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SANTA CLARA

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named David E. Treadway and wife, Naomi Treadway P.M.O. D.T.D.

the bargainor a ~~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 SARATOGA, CALIFORNIA ~~Tennessee~~, this 5th day of December 19 97.

Commission expires 10/06/01

Pauline M. Orr
Notary Public

PAULINE M. ORR
Commission # 1156279
Notary Public - California
Santa Clara County
My Comm. Expires Oct 6, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, JEFF SHOULDERS a Notary Public within and for the State and County aforesaid, personally appeared David M. Treadway 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, executed 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 Nashville this 16th day of December 19 97.

My commission expires 5-20-99

Notary Public

BOOK 10723 PG 399

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

BOOK 10723 PG 400

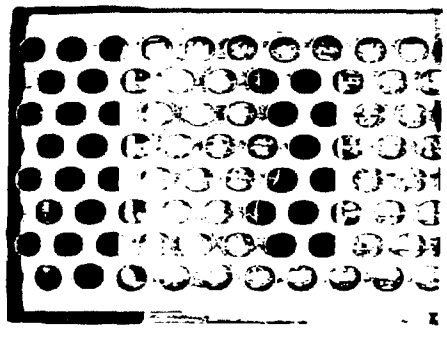
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Naomi Treadway, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 1997.

My Commission Expires: 5-22-98

Notary Public

1957 12/16 0101 03CHECK 68.50



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

RECEIVED OF _____

FOR _____

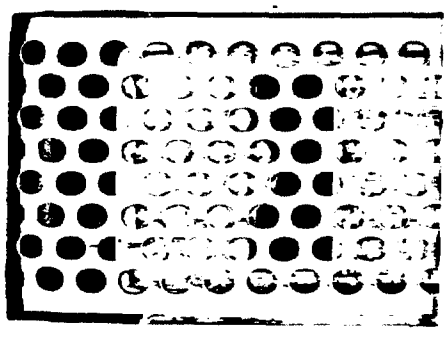
BOOK 10723 PG 401

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 47 0001 1957



0380868
IDENTIF. ↑ REFERENCE

97 DEC 16 PM 3:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1232712