BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $395,000.00 **AFFIANT** Subscribed and sworn to before me, this 9th day of February, 1998 Notary Public My Commission Expires: 8/27/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Phillip P. Goodrum and Heather L. Goodrum 4415 Iroquois Ave. Nashville, TN 37205	SAME	130-2-066 BM 08060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN P. SHEFFIELD,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PHILLIP P. GOODRUM AND WIFE, HEATHER L. GOODRUM,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee. described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 and the westerly 34.66 feet of Lot No. 5 on the Plat of the Subdivision of Lots Nos. 11, 46 and parts of Lots Nos. 10, 44-B, 45 and 47 in Belle Meade, Plan No. 2, as of record in Book 421, page 55; also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Iroquois Place at a point 34.66 feet East of the corner of said Lots Nos. 4 an 5; thence with the southerly margin of said Place westerly 97 feet 8 inches to the northeast corner of the property conveyed to R.R. Sneed by deed from Donald M. Street and wife, of record in Book 1645, page 253, said Register's Office; thence with the easterly line of said Sneed property, southwardly 36.07 feet to intersection of the easterly line of the property conveyed to Louis Farrell, Jr. and wife, by deed from R.R. Sneed and wife, of record in Book 1577, page 403, said Register's Office; continuing southwardly and with said Farrell's easterly line, 181.4 feet to a post, said Farrell's southeast corner; thence eastwardly

10.5 feet to the southeast corner of the property conveyed to D.M. Street, and wife, by deed from R. R. Sneed and wife, of record in Book 1645, page 23, said Register's Office; thence with the easterly line of said property, northwardly 19 feet to the southerly line of said Lot No. 5; thence with said eastwardly line 100 feet; thence northwardly 198 feet to the beginning.

Being the same property conveyed to Frank B. Sheffield, Jr. and wife, Carolyn P. Sheffield by deed from Edward A. Adams, II of record in Book 5635, page 529, Register's Office for Davidson County, Tennessee and further conveyed to Carolyn P. Sheffield by quitclaim deed from Frank B. Sheffield, Jr., of record in Book 9463, page 847, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

The Grantor herein resides on other property and the above described property is not the usual place of residence of the Grantor, her husband or dependents.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for water line granted to Hillsboro Water Company of record in Book 984, page 329, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer granted to City of Belle Meade, Tennessee, of record in Book 5878, page 259, Register's Office for Davidson County, Tennessee.

This is improved property known as 4415 Iroquois Ave., Nashville, Tennessee 37205.

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 she covenants with the said Grantees that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, 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 person 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 hands this 9th day of February, 1998.

Carolyn P. Sheffield

Carolyn P. Sheffield

98 FEB 11 AM 11:22
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0399728

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

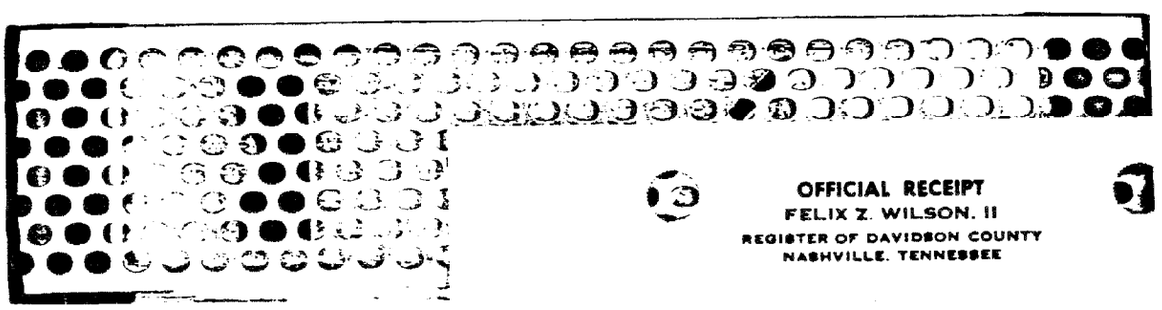
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLYN P. SHEFFIELD**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of February, 1998.

Notary Public

My Commission Expires: 4/27/98

324 2/11 0101 03 CHECK 1470.50



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

RECEIVED OF _____

FOR _____

BOOK 10791 PG 164

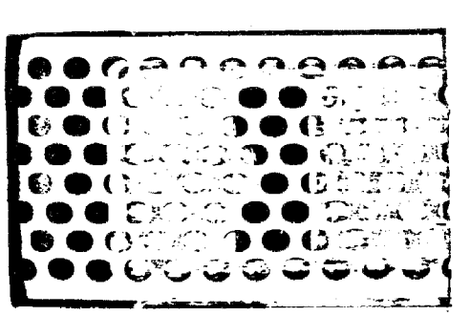
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
395000.00
CON TX 1461.50
PRFEE 1.00
WDEED 8.00
TOTAL 1470.50
CHECK 1470.50

02/11/98 01 11:24 0001 2324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399728
IDENTIFICATION REFERENCE

98 FEB 11 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1252853