BOOK 10801 PG 25

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00 .

Paul E Rigby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF February 19 98.

Notary Public

MY COMMISSION EXPIRES: 1-22-2001
(AFFIX SEAL)

0402506
IDENTIF. # REFERENCE
98 FEB 19 PM 2:48
DAVIDSON COUNTY TN
PICK-UP

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Paul E. Rigby 48 Twin Street Nashville, TN 37209	SAME	Map 91-14 Par 09 08DA22005

FOR AND IN 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 WIFE, SANDRA GODDARD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, PAUL E. RIGBY, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 188 on the Map of West Nashville Heights, as of record in Book 322, page 127 in the Register's Office for said County.

Said Lot No. 188 fronts 50 feet on the easterly side of Newton Avenue and runs back between parallel lines 200 feet more or less to an alley.

Being the same property conveyed to William S. Goddard and wife, Sandra Goddard by deed from Randall M. Wilson and wife, Deborah F. Wilson of record in Book 8273, page 955, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements or restrictions of record in the Register of Deeds Office for Davidson County, Tennessee.

5340 02/19 (101-03CHECK 139.50

The land herein described is improved property, commonly known as 510 Newton Avenue, Nashville, Tennessee 37209.

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. Whenever 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 my hand this 19 day of February, 1998.

William S. Goddard
WILLIAM S. GODDARD, GRANTOR

Sandra Goddard
SANDRA GODDARD, GRANTOR

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, WILLIAM S. GODDARD and wife, SANDRA GODDARD, the bargainors, 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 Nashville, Tennessee, this 19th day of FEBRUARY, 1998.

Thomas F. Kilgore
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-27-2001

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

RECEIVED OF _____

FOR _____

BOOK 10801 PG 27

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

02/19/98 01 14:47 0001 5340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402506
IDENTIF. # REFERENCE

98 FEB 19 PM 2:48

DAVIDSON COUNTY, TN

No. 1255841