BOOK 10936 PG 958

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

William P. Seeger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peak Returns, LTD (NAME)	SAME (NAME)	MAP 51
107 Apache Drive (ADDRESS)	(NAME)	PARCEL 55
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Frank Goodrich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peak Returns, LTD

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:

A certain property known as the Old Brierville School property located on Sheron Road, shown on the Real Estate Atlas of Davidson County, Tennessee, on Map 51, Parcel 55, fronting 165 feet, more or less, on Sheron Road and having 1.49 acres, more or less.

Being the same property conveyed to Frank Goodrich and Constance G. Goodrich by Deed of record in Book 6138, page 915, Register's Office for Davidson County, Tennessee; the said Constance G. Goodrich having since died, her one-half interest then vested in her sole heirs-at-law being her surviving spouse, Frank Goodrich, and four children, namely: Constance E. Payne, Frank Goodrich, III, Walter Samuel Goodrich, and Leah Marie Roberson; the aforesaid children having quitclaimed their interest in said property to their father, Frank Goodrich by Quitclaim Deed recorded simultaneously herewith.

98 MAY 19 AM 8:47
ELIZABETH C. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0439603

MAIL ENV.

unimproved (X)
This is improved ( ) property, known as Briarville Road, Madison, TN 37115
(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 my hand this 14th day of May 19 98

Frank Goodrich
Frank Goodrich

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ COOK
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Goodrich

OFFICIAL SEAL
JESSIE A. DAWSON
Notary Public, State of Illinois
My Commission Expires 11-25-00

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 14th day of May, 19 98.

Commission expires 11-25-00

Jessie A. Dawson
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

9110 05/19 0101 03CHECK

175.5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10936 PG 960

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

05/19/98 01 08:48 0001 9110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439603
IDENTIF. & REFERENCE

98 MAY 19 AM 8:48

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

No. 1295098