Box 17

BOOK 11071 PAGE 296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Charles Burns Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 4/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Burns, Jr. (NAME)	same (NAME)	MAP 43-1
303 Sarver Avenue (ADDRESS)	(ADDRESS)	PARCEL 162
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11D-25306

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, Paul E. Goodwin, Jr. and wife, Linda K. Goodwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Burns, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of part of Lots L & K of the W. P. Ready Subdivision of the Thornton Tract, of record in Book 5190, page 420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Paul E. Goodwin, Jr. by deed from Michael Alvin Davidson and wife, Rhonda Elaine Davidson of record in Book 7920, page 430, Register's Office for Davidson County, TN. Linda K. Goodwin joins in this conveyance to convey any interest she may have as the wife of Paul E. Goodwin, Jr.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 303 Sarver Avenue, 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 our hand s this 17th day of August 19 98

Paul E. Goodwin, Jr.

Linda K. Goodwin

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 Paul E. Goodwin, Jr. and wife, Linda K. Goodwin

the bargainor s, 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 17th day of August 19 98.

Commission expires 11/24/2001

Laura A. Beasley
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_____.

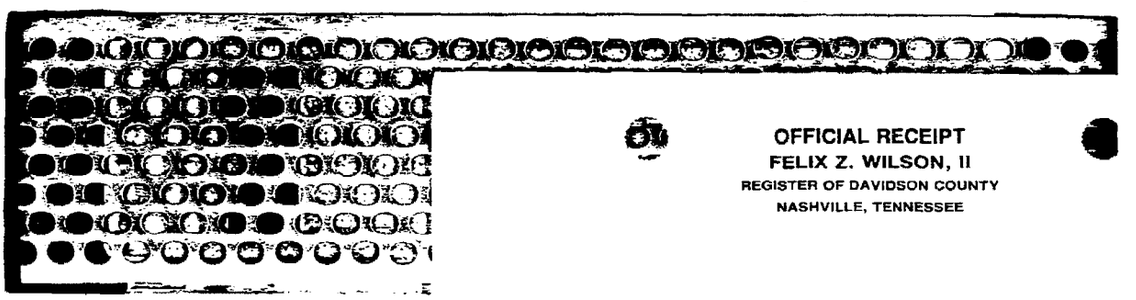
My commission expires _____

_____
Notary Public

047602 IDENTIF. ↑ REFERENCE

98 AUG 18 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

357.98/.98 0101 CKCHECK 291.10



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

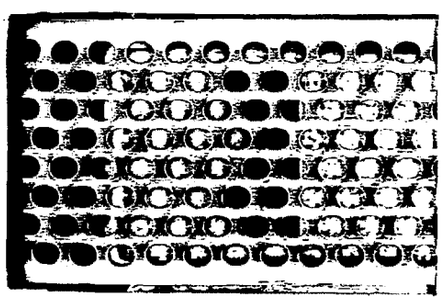
RECEIVED OF _____

FOR _____

BOOK 11071 PAGE 298

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	73000.00
			CON TX	270.10
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	281.10
			CHECK	281.10
		08/18/98	01	14:44 0001 8754



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476602
IDENTIF. ▲ REFERENCE

98 AUG 18 PM 2:44

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

No. 1334264