PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (gj) Title No: 40431
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John O. Landers 526 Hickory Trail Drive Nashville, Tennessee 37209	FT Mtg Companies dbaSunbelt National Mtg. 10741 King William Drive Dallas, Texas 75220

TAX MAP-PARCEL NUMBERS: 101-140-8D54438

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 157000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A. Goodman and spouse, Frances Baxter Goodman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John O. Landers, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hickory Trail Farms, Revised Section 1 of record in Plat Book 4460, pages 192 & 193 Register's Office for said County.

SAID Lot No. 12 fronts 150 feet on the northerly margin of Hickory Trail Drive and extends back 657.29 feet on the westerly line and 629.03 feet on the easterly line to a dead line in the rear, measuring 152.63 feet thereon.

BEING the same property conveyed to James A. Goodman and Frances Baxter, both unmarried, as joint tenants with specific right of survivorship by deed from Charles R. Prosise and wife, Carla R. Prosise of record in Book 9884, page 344, Register's Office for said County. The said Frances Baxter now being known as Frances Baxter Goodman.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 192 & 193, said Register's Office, which Plan shows a 175 foot minimum building setback line from Hickory Trail Drive and a 20 foot easement for public utility and bridle trail purposes along the rear line(s) of said lot and a 2.5 X 175 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 526 Hickory Trail Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of November, 1998.

James A. Goodman

Frances Baxter Goodman

State of Tennessee
County of Davidson

On this 16th day of November, 1998, before me the undersigned authority, personally appeared **James A. Goodman** and **Frances Baxter Goodman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 157000.00

Affiant

Sworn and subscribed before me on the 16th day of November, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 NOV 17 PM 2:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8220 11/17 0101 03CHECK 591.90

05 13735
IDENTIF. ✦ REFERENCE

WIdoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11208 PAGE 418

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
157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 591.90
CHECK 591.90
11/17/98 01 14:07 0001 8220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I3735
IDENTIF. # REFERENCE

98 NOV 17 PM 2:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 13732