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 $459,000.00

Debra Powell
AFFIANT

Subscribed and sworn to before me, this 29th day of March, 1999

Notary Public

My Commission Expires 11/27/99

BOOK 11406 PG. 372

Address New Owners As Follows:
Debra R. Powell
4415 Iroquois Ave
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
Map 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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP P. GOODRUM AND WIFE, HEATHER L. GOODRUM,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DEBRA R. POWELL,** hereinafter called the Grantee, her 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 Phillip P. Goodrum and wife, Heather L. Goodrum by deed from Carolyn P. Sheffield, of record in Book 10791, page 162, 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. 1999 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenants and binds ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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 29th day of March, 1999.

Phillip P. Goodrum

Heather L. Goodrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 29th day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HEATHER L. GOODRUM,** 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, 29th day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

BOOK 11406 PG. 374

05674442

RECEIVED & RECORDED

99 MAR 30 PM 1:27

ELLIOTT G. REGISTER
DAVIDSON COUNTY, TN.

REC. FEE 13.00

MTG TAX

TRANS. TAX

33

0086305.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PR FEE	PROBATE FEE

0567442

99 MAR 30 PM 1:27

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11406 PG. 375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444369