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This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11429 PG. 517

ADDRESS NEW OWNER:
Michael F. Goostree
~~7824 Whites Creek Pike~~ 8671 Coopertown Rd.
Joelton, Tennessee 37080

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.
P. O. Box 146
Memphis, TN 38101

MAP **14D**
GROUP
PARCEL **157.00**

WARRANTY DEED

1768 04/13 0101 03CHECK 303.60

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leland D. Watts, James R. Watts and Brenda Carolyn Watts Goostree** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Michael F. Goostree, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 7824 Whites Creek Pike, Joelton, Tennessee 37080.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 7th day of April, 1999.

Leland D. Watts

James R. Watts

Brenda Carolyn Watts Goostree, by James R. Watts, as attorney-in-fact

0573532
IDENTIFICATION REFERENCE

99 APR 13 AM 9:58

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leland D. Watts, James R. Watts, individually and as attorney in fact for Brenda Carolyn Watts Goostree**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $78,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

Exhibit "A"

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made June 12, 1971 by John R. Alley, Surveyor, as follows:

Beginning at an iron pin in the easterly margin of U.S. Highway 431 or the Whites Creek Pike, a corner to James Demonbruen and the southwesterly corner of this land; thence with said Highway margin as follows: N 40 deg. W 123 feet; N 32 deg. 45' W 100 feet and N 22 deg. 30' W 127 feet to an iron pin, a corner to Russell Cook; thence with the line of said Cook, a fence, N 55 deg. 15' E 1,378 feet to an iron pin near a hickory tree and S 88 deg. 20' E 414 feet to an iron pin at a fence corner, a corner to said Cook in the line of H.H. Raines; thence with the line of said Raines S 4 deg. 20' W 165 feet to stake, a corner to Tract 1 of this survey in the line of said Raines; thence with the line of said Tract 1, N 85 deg. 15' W 338 feet to a stake, and S 45 deg. 30' W 1,188 feet to a post, a corner to said Tract 1 and aforesaid Demonbruen; thence with the line of said Demonbruen, S 53 deg. 30' W 200 feet to the point of beginning, containing 9.50 acres, more or less.

Being the same property conveyed to Leland Cornell Watts and wife, Dorothy M. Watts of record in Deed Book 4524, page 225, said Register's Office. The said Leland Cornell Watts and wife, Dorothy M. Watts, having both since died, leaving as their only heirs-at-law, Leland D. Watts, James R. Watts, and Brenda Carolyn Watts Goostree

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11429** PG. **520**

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	PRFEE - PROBATE FEE

CAMT	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	303.60
CHECK	303.60

04/13/99 01 10:00 0001 1768

0573532

99 APR 13 AM 9:58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450753