BOOK 11518 PG. 171

BOX 161
S-8151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Subscribed and sworn to before me, this 1st day of May, 1999.

JANE L. WALCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires November 21, 2001

Joe T. Goodfred
Affiant

Jane L. Walch
Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOE T. GOODFRED AND WIFE, PAMELA F. GOODFRED 2126 BUENA VISTA PIKE NASHVILLE, TN 37218 MAP & PARCEL NO. 70-13-67	SAME

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *JEANELLE JAMES,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY *JOE T. GOODFRED AND WIFE, PAMELA F. GOODFRED,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO

THIS IS IMPROVED PROPERTY KNOWN AS: 2126 BUENA VISTA PIKE, NASHVILLE, TENNESSEE 37218

THIS INSTRUMENT IS PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTY OR GUARANTEE OF TITLE IS HEREBY MADE BY FIRST TITLE CORPORATION OR ITS REPRESENTATIVES.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 1ST DAY OF JUNE, 1999.

JEANELLE JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 1999, before me personally JEANELLE JAMES to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

WARRANTY DEED

05973382

RECEIVED FOR REFERENCE

99 JUN -8 PM 1:35

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT THE CENTER OF WHAT IS KNOWN AS THE HAMILTON ROAD AT THE CORNER OF A LOT CONVEYED BY J.W. CURTIS AND WIFE, TO THOMAS W. MARTIN BY DEED OF RECORD IN BOOK 162, PAE 410, REGISTER'S OFFICE FOR SAID COUNTY: THENCE WITH THE CENTER OF SAID ROAD NORTH 32 DEGREES EAST 921/2 FEET TO THE CORNER OF A LOT CONVEYED TO ALBERT T. MCPHERSON BY M.C. TREPPARD AND WIFE, BY DEED OF RECORD IN BOOK 342, PAGE 400, SAID REGISTER'S OFFICE, THENCE SOUTH 58 DEGREES EAST 415 FEET TO THE CENTER OF A PROPOSED 80 FOOT STREET; THENCE SOUTH 32 DEGREES WEST 921/2 FEET TO SAID MARTIN'S CORNER; THENCE WITH HIS LINE NORTH 58 DEGREES WEST 415 FEET TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO H.E. JAMES AND WIFE LULA JAMES, BY INSTALLMENT DEED FROM J.T. DEVERS AND WIFE, MAGGIE DEVERS, OF RECORD IN BOOK 1312, PAGE 89 R.O.D.C. TENNESSEE.
BEING THE SAME PROPERTY CONVEYED IN BK-5224 PG-109 AS RECORDED IN THE R.O.D.C.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7103 06/06 0101 03CHECK 181.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 174

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

0597382

IDENTIFICATION REFERENCE

99 JUN -8 PM 1:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	181.50
CHECK	181.50

06/08/99 01 13:39 0001 7103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471582