This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

mail

ADDRESS NEW OWNER:
Preston W. Goddard
3016 Palamino Place
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

BOOK 11586 PG. 238

MORTGAGEE:
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, TN 37122

MAP **151**
GROUP **09**
PARCEL **A-4**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry Construction Company, a Tennessee corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Preston W. Goddard and wife, Lesia L. Goddard**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land situated and lying in the Davidson County, Tennessee, the same being Lot No. 4, Long Hunter Chase, Phase I, Section III, the plat of which is filed for record in Plat Book 9700, page 958, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said lot.

Being a part of the same property conveyed to Barry Construction Company, a Tennessee corporation, by deed from JCH Development Company, Inc. a Tennessee corporation dated December 1, 1994, of record in Book 9534, page 913, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 4, Long Hunter Chase, Nashville, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

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1. Subject to Real Property Taxes for 1999, a lien not yet due and payable. Map 151, Group 09, Parcel A-2 If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1999 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in instruments of record in Book 9430, page 251; Book 9543, page 938; and a Declaration of Annexation in Book 9534, page 942, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to easements set forth in an instrument of record in Book 10796, page 625; Book 10796, page 628; and Book 9588, page 930 said Register's Office, to which instruments reference is here made for the exact terms and details thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 958, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 20 foot minimum building setback line from Paddington Way; health department rules and regulations and all other setback lines and easements as depicted on said plat. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hand this the 20th day of July, 1999.

Barry Construction Company

By: Barry Keith, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Before me, the undersigned authority of the State and County aforesaid, personally appeared **Barry Zeitlin** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Barry Construction Company, a Tennessee corporation**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 20th day of July, 1999.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $34,700.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 1999.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

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	PRFEE - PROBATE FEE

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LEASE/MTG REFERENCE

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CONT	34700.00
CON TX	128.39
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	143.39
CHECK	143.39

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494699