WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

x Judith A. Bunner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 99

Deanie L. Gregory
NOTARY
Notary Public
PUBLIC

MY COMMISSION EXPIRES: AT March 23, 2002
LARGE
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

MAP 51 PARCEL 82

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Bunner (NAME)	Same as New Owner (NAME)	MAP 51-12
350 Bluegrass Avenue (ADDRESS)	350 Bluegrass Avenue (ADDRESS)	PARCEL 82
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dorris Goad and wife, Ina Goad

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith A. Bunner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, part of Lot No. 2 and part of a 2 foot reserved strip and an adjoining tract on the Plan of Andrew Jackson's Addition to Montague Park, of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said property fronts 142 feet on the northerly margin of Bluegrass Avenue and extends back on a broken line 164.40 feet on the easterly line and 142.8 feet on the westerly line to a dead line in the rear, measuring 116.7 feet thereon.

Being the same property conveyed to Dorris Goad and wife, Ina Goad by Special Warranty Deed from Associates Home Equity Services, Inc., f/k/a Ford Consumer Finance Company, Inc. which deed is of record in Book 11418, Page 565, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MONTGAUE PARK OF RECORD IN BOOK 547, PAGES 83 AND 84, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 350 Bluegrass Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 31st day of August 19 99

Dorris Goad
Dorris Goad

Ina Goad
Ina Goad

99 SEP -1 PM 1:00
BILL GARNER
DAVIDSON COUNTY REGISTER
0101 CASHIER 314.40

RECEIVED FOR REFERENCE
06313376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorris Goad and wife, Ina Goad

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of August, 1999.

Commission expires March 23, 2002

Notary Public

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11645 PG. 488

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

063|376

IDENTIFICATION REFERENCE

99 SEP -1 PM 4:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

09/01/99 01 16:00 0001 3690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511736