PICK-UP

Instr:200002220017250 Page: 1 OF 2
REC'D FOR REC 02/22/2000 2:40:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $55.50

Address New Owners:
Douglas Goad
423 Moore Ave.
Nashville, TN 37203

Map Parcel No:
105-11-55

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Nancy McCullough Ryans

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto

Douglas Goad

hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 on the Plan of Rains Heights Subdivision as of record in Book 2663, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Cheryl McCullough, now Nancy M. Ryans by Carl A. Hills, Secretary of Housing and Urban Development by deed of record in Book 5052, page 416, R.O.D.C., Tennessee.

This property has never been the residence of Nancy M. Ryans or Glenn Ryans.

This is improved property known as: 423 Moore Ave., Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 21st day of February, 2000.

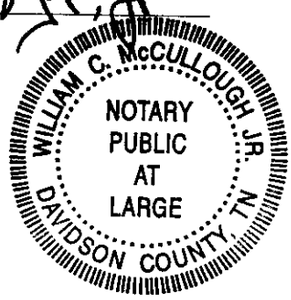
Nancy McCullough Ryans _____

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy McCullough Ryans, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February 2000.

Commission expires 11/25/00 Notary Public W. John McCullough, Jr.



STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $15,000.

Douglas Goad

AFFIANT

Subscribed and sworn to me this 21st day of February, 2000.

Commission expires 11/25/00 Notary Public W. John McCullough, Jr.



This instrument prepared by:
Nancy M. Ryans
700 Craighead St., Suite 103
Nashville, TN 37204