Prepared By: Peggy D. Mathes, Attorney, 214 Second Avenue North, Ste 105, Nashville, Tennessee, 37201

ADDRESS NEW OWNER:
Thomas J. Goad, et ux
2204 Kline Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS:

Map 118-04
Parcel 192

For good and valuable consideration received, Peggy D. Mathes, Administrator, of the Estate of John W. Maddox, by these presents do transfer and convey by order of the Probate Court of Davidson County, Tennessee, being docket no. 99P-378, unto the Grantee, Thomas J. Goad and wife, Mary Pauline Goad, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to John W. Maddox, deceased, described as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 30 on the Plan of Rosedale Subdivision, as of record in Book 547, page 45, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, October 6, 1948, as follows:

BEGINNING on the westerly margin of Caldwell Avenue, at the corner of Lots Nos. 30 and 31; thence with the line between said lots, westwardly 138.85 feet to an iron pin; thence southwardly 50 feet to a line between Lots Nos. 29 and 30; thence with the line between said lots, eastwardly 144.65 feet to an iron pin in the westerly margin of Caldwell Avenue; thence with the westerly margin of said Avenue, northwardly 50.3 feet to the point of beginning.

BEING the same property conveyed to John Maddox, unmarried, by deed from Virginia Bush, unmarried, of record in Book 5721, page 660, Register's Office for Davidson County, Tennessee.

This is improved property known as 2207 Grandview Avenue, Nashville, Tennessee, 37211. **PICK-UP**

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of John W. Maddox, its heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of March, 2000.

Instr:200003020020760 Page: 1 OF 1
REC'D FOR REC 03/02/2000 2:52:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $40.70

Peggy D. Mathes, Adm.
PEGGY D. MATHES, ADMINISTRATOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of March, 2000, before me personally appeared, PEGGY D. MATHES, Administrator of the Estate of John W. Maddox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the estate of John W. Maddox, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at office, this 2nd day of March, 2000.

My commission expires: 11/29/03

Jeanette M Ruddy
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $11,000.

Peggy D. Mathes, Adm.
AFFIANT

Sworn to and subscribed to before me, this 2nd day of March, 2000.

Jeanette M Ruddy
Notary Public

My Commission Expires NOV. 29, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY