Instr:200005040045198 Page: 1 OF 2
REC'D FOR REC 05/04/2000 2:59:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $358.90

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File: Box 9B
First Title & Escrow Co., Inc.
FTEC File No. 17104

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $97,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of APRIL, 2000.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR. BEN GOODWIN	UNION PLANTERS BANK	MAP 142-5-A
402 PLANTATION COURT	P.O. BOX 1785	PAR 70.00 CO
NASHVILLE, TN 37221	MEMPHIS, TN 38101-1785	FB 09D 64729

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BETTY MARTIN MATTHEWS AND LARRY MARTIN, DEVISEES AND CO-EXECUTORS UNDER THE WILL OF MARTHA VIVIAN MARTIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BEN GOODWIN, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 402 Plantation Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of APRIL, 2000.

Betty Martin Matthews
BETTY MARTIN MATTHEWS, DEVISEE AND CO-EXECUTOR UNDER THE WILL OF MARTHA VIVIAN MARTIN

Larry Martin
LARRY MARTIN, DEVISEE AND CO-EXECUTOR UNDER THE WILL OF MARTHA VIVIAN MARTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BETTY MARTIN MATTHEWS AND LARRY MARTIN, DEVISEES AND CO-EXECUTORS UNDER THE WILL OF MARTHA VIVIAN MARTIN, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of APRIL, 2000.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

T.A.T.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. M-2 together with Carport designated No. M-2-C on the Plan of Section 2 River Plantation Condominium Apartments of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Platation (Section Two), a horizontal property regime established by Master Deed and By-Laws of record in Book 4661, page 334, amended in Book 4691, page 906, Book 6354, page 676, corrected in Book 6436, page 389, said Register's Office.

Being the same property conveyed to Martha L. Martin, unmarried by deed from Haury and Smith Contractors, Inc., a Tennessee corporation of record in Book 4722, page 177, said Register's Office. Martha L. Martin has since died and directed that said property be sold by the Co-Executors of her estate, Betty Martin Matthews and Larry Martin, by will of record in Will Book 233, page 864, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4661, page 334, Book 4691, page 906, Book 6354, page 676, Book 6436, page 389; and (3) All matters appearing on the Plan of record in Plat Book 4460, page 136 and 137, said Register's Office.