SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Instr:200005150048710 Page: 1 OF 2
REC'D FOR REC 05/15/2000 12:58:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $789.95

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WARRANTY DEED

This Indenture made this **10th** day of **May, 2000** between **Judith Draper, unmarried, ,** GRANTOR, and **John Goodwin ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being part of Lot No. 28 of Block "A" on the Map of the Final Plat of the Walter Stokes Home Place Subdivision No. 1 of record in Book 974, page 92, Register's Office for said County, described according to a copy of survey thereof made April 26, 1927, by Erle Drake, County Surveyor, as follows:

Beginning at a point in the southerly margin of Lombardy Avenue 564 feet, more or less, west of the southwest intersection of Brightwood Avenue and Lombardy Avenue, being the northwest corner of the property conveyed to Davids A. Dortch and wife, by deed from Walter Stokes and wife of record in Book 1085, page 323, said Register's Office; thence with Dortch's westerly line southerly 170 feet to a point; thence westerly parallel with Lombardy Avenue, 65 feet to a point; thence northerly parallel to the first line 170 feet to the southerly margin of Lombardy Avenue; thence with the margin of same, easterly 69 feet to the point of beginning.

Being the same property conveyed Willard T. Draper, Georgia R. Draper, and Judith Draper, as joint tenants with the right of survivorship by deed from Mary Robb Keene of record in Book 5082, page 322, Register's Office for Davidson County, Tennessee. Said Willard T. Draper and Georgia R. Draper having since deceased.

Subject to all matters of record in Book 974, page 92, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1819 Lombardy, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **10th** day of **May, 2000.**

Judith Draper

Judith Draper

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Draper, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 10th day of May, 2000.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $213500

Affiant

Subscribed and sworn before me this 10th day of May, 2000.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: 10-20-03

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
John Goodwin
1819 Lombardy
Nashville, Tennessee 37215

Send Tax Bills to:
New Owner

Map & Parcel Number:

Map 117-7 Parcel 33