Davidson County DEEDWARR
Recvd: 09/15/00 10:56 3pgs
Fees:15.00 Taxes:244.20
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THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Orris O. Goodman, et ux 421 Nesbitt Ln. Madison, Tn. 37115	Same as New Owner	Map 53-3 Parcel 192 Field Book 4D 44410

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PHIL A. COLLEY, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ORRIS O. GOODMAN and wife, BARBARA GOODMAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 205, Section B , Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 67, Register's Office for Davidson County, Tennessee; fronting 57.8 feet on Clarke Street, containing 0.12 acres, more or less.

BEING the same property conveyed to Phil A. Colley and wife, Margaret V. Colley, by deed from E. I. duPont de Nemours and Company of record in Book 1760, page 44, Register's Office for Davidson County, Tennessee. And, the said Margaret V. Colley died, intestate, on October 4, 1990, at which time the property became vested in her surviving spouse, Phil A. Colley, in fee simple.

By his signature hereto, Phil A. Colley represents and warrants that all debts and obligations owing by Margaret V. Colley during her lifetime or by reason of her death, have been fully paid and satisfied.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1308 Clarke Street, Old Hickory, TN 37138.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 1424, page 67, said Register's Office.

3. Subject to a permanent 5-foot wide easement for utilities reserved by E. I. du Pont de Nemours and Company in the deed of record in Book 1760, page 44, said Register's Office.

4. Subject to easement for certain right of ways as set out in the deed from Nashville Industrial Corporation to DuPont Fiber Silk Company of record in Book 626, page 556, said Register's Office.

5. Subject to easements reserved in deed from United Sates of America to Nashville Pulp and Paper Company of record in Book 576, page 664, said Register's Office, for sewers, telephone lines, pipe lines and electric lines.

6. Subject to easements for right of ways for telephone lines granted to Cumberland Telephone and Telegraph Company by deed from Nashville Industrial Corporation of record in Book 662, page 743, said Register's Office.

7. Subject to easements for right of ways for drainage, waste and sewerage and telephone lines and electric transmission lines and for pipe lines for water supply reserved in the deed from Nashville Industrial Corporation to Stauffer Chemical Company, Inc. of record in Book 735, page 417, said Register's Office.

And, I, the GRANTORS, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

PHIL A. COLLEY, a single man

"GRANTEES"

ORRIS O. GOODMAN

BARBARA GOODMAN

STATE OF GEORGIA }
COUNTY OF Cobb }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHIL A. COLLEY, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of September, 2000.

NOTARY PUBLIC

(Seal)

My Commission Expires: NOTARY PUBLIC, COBB COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 23, 2003

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ORRIS O. GOODMAN and wife, BARBARA GOODMAN, 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, at office, this the 14th day of September, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of September, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001