03

Realty Tax 48-A

THIS INSTRUMENT PREPARED BY
Puryear, Newman & Morton, PLLC, ATTORNEYS AT LAW,
P. O. BOX 40
FRANKLIN, TN 37065
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ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
Andrea Goodwin	4798 Trousdale Drive	First Trust Bank for	MAP 146-04
4798 Trousdale Drive	Nashville, TN 37220	Savings; P. O. Box 17257	Parcel 167
Nashville, TN 37220	_____	Memphis, TN 38187-0257	FB #06DU-19894

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Six Thousand Dollars and 00/100 ($106,000.00), cash in hand paid, the receipt and sufficiency of which is hereby expressly acknowledged, I, **GREGORY L. GRISSOM,** an unmarried person (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **ANDREA GOODWIN** (Grantee), her heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 1-A on the Zone Lot Division of Lot Nos. 1, 4, 6 and 7, Magnolia Hall, as of record in Book 6250, Page 32, amending Book 5800, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Gregory L. Grissom, an unmarried person, by Warranty Deed dated March 28, 1996 from Armetria D. Patterson, an unmarried person, of record in Book 9995, Page 886, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6213, Page 359, and in Plat Book 6250, Page 32, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements.

Davidson County DEEDWARR
Recvd: 10/25/01 15:10 2pgs
Fees:13.00 Taxes:392.20
20011025-0117076

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of October, 2001.

Gregory L. Grissom

GREGORY L. GRISSOM

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **GREGORY L. GRISSOM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17 day of October, 2001.

Charles E. Morton IV

NOTARY PUBLIC

CHARLES E. MORTON, IV NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:

3-14-2005

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $106,000.00.

Gregory L. Grissom

Sworn to and subscribed before me this the 17th day of October, 2001.

Diane K. Mann

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires:

3/14/2005