Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/01 17:31 2pgs
Fees:13.00 Taxes:332.26

20011228-0144152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/27/01.

Notary Public

MY COMMISSION EXPIRES: 09/25/2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy K. Shelton/Vicki Lynn Bailey (NAME)	**SAME** (NAME)	**72-13**
820 Fatherland Street (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**234.00**
Nashville, TN 37206 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-NINE THOUSAND EIGHT HUNDRED DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Harold F. Goodwin

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy K. Shelton and Vicki Lynn Bailey, as tenants in common with rights of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 197 on the Map of TREVECCA'S SUBDIVISION OF RENRAW, of record in Book 421, Pages 72 and 73, Register's Office for said County.

SAID Lot No. 197 fronts 50 feet 2 inches on the south side of STROUSE AVENUE and runs back between lines 203.5 feet on the west line and 199.4 feet on the east line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to Harold F. Goodwin, by deed from Bill L. Rogers and wife, Teresa Y. Carson Rogers, by Sam Rogers Attorney in Fact, dated October 19, 1984, recorded December 14, 1984, Book 6447, page 518, in the Register's Office for Davidson County, Tennessee.

Subject to the following: easements, setback lines and matters shown on Plat of record at Book 421, page 72-73, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes for current year have been paid by Grantor, with Grantees to assume taxes for subsequent years.

NOTE: The subject property is a rental property and has never been the residence of the Grantor, nor his spouse, and as such is not subject to homestead or other marital interest as contemplated by TCA 31-1-104 et seq. or similar statute or at common law.

This is unimproved ( )
improved (X) property, known as 974 Strouse Avenue (House Number/Street) Nashville (City/Town) TN (State) 37206 (Postal Code)

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 we do covenant with the 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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of December, 2001.

Harold F. Goodwin

HAROLD F. GOODWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold F. Goodwin** the bargainor(s), 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 and official seal at **Nashville**, **TN**, this **12/27/01**.

Notary Public

Commission Expires: 09/25/2004