WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

M. Lee Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/30/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

Return to:
[illegible] Title Inc
[illegible] Ste 201
[illegible] 37214
[illegible] (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Mayo	SAME	070-13-066.00 and 70-13-88.00
(NAME)	(NAME)	
2130 Buena Vista Pike	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joe Thomas Goodfred and wife, Pamela S. Goodfred,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Lee Mayo, a Single person,** 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 06/04/02 10:33 2pgs
Fees:13.00 Taxes:373.70
20020604-0067290

unimproved ☐

This is improved ☒ property, known as 2130 Buena Vista Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our/my hands this 5/30/02.

Joe Thomas Goodfred
Joe Thomas Goodfred

Pamela S. Goodfred
Pamela S. Goodfred

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Joe Thomas Goodfred and Pamela S. Goodfred and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 5/30/02.

Commission expires:
5/20/06

L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

EXHIBIT A

Land situated and being in the old 23rd, now 13th Civil District of Davidson County, Tennessee, and being a part of John W. Curtis's Home Tract. Said land herein conveyed fronts 92 ½ feet on the east side of the Hamilton County Road, and extending back, between parallel lines, towards the river 415 feet.

Being the same property conveyed to Joe Thomas Goodfred and wife, Pamela S. Goodfred, by Deed from Christine J. Head, dated 3/28/80, recorded 3/31/80, in Book 5584, page 424, Register's Office for Davidson County, Tennessee

Address:
2130 Buena Vista Pike
Nashville TN 37218

Land in the 13th, formerly 23rd, Civil District of said County, near Bordeaux, lying between the Hamliton Road and Cumberland River, and being a part of the land conveyed by John W. Curtis to Lincoln G. Curtis by dead of record in Book 417, page 497, Register's Office for said County, described as follows:
Beginning in the southerly margin of a street 50 feet wide at a point 542.5 feet easterly from the center of said Hamilton Road, the Northeast Corner of a lot conveyed to Martha Josephine Curtis; thence along the northerly margin of said 50-feet street south 580 east 75 feet to the northwest corner of a lot conveyed to Will E. Perry; thence South 32deg. west 571 feet to the southwest corner of a lot conveyed to Willie Dean Harvey; thence north 58deg. west 202.5 feet; thence North 32deg. east 371 feet to a point; thence south 58deg. east 127.5 feet; thence north 32deg. East 160 feet to the point of beginning.

INCLUDED in the above description but expressly EXCLUDED from the land herein conveyed by this deed is a parcel of land fronting 75 feet on Cliff Drive and running back between parallel lines 310 feet to the southerly line of the lot conveyed to Edna King and husband, William King, by deed from Lula F. James of record in Book 3900, page 900, R.O.D. Tennessee. A complete description of this excluded land is set out in the above mentioned dead from Lula F. James to Edna King and husband and in the deed from Everett Templeton and wife of record in Book 3311, page 309, RDDC Tennessee.

Being the same property conveyed to Joe Goodfred by Deed from Jeanelle James, dated 6/23/00, recorded 7/24/00 in Inst#200007240072552, Register's Office for Davidson County, Tennessee.

Address:
3001 Cliff Drive
Nashville TN 37218

J G
P. G.