Davidson County DEEDWARR
Recvd: 06/12/02 13:51 2pgs
Fees:13.00 Taxes:414.40
20020612-0071664

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **31st** day of **May, 2002** between **Michael L. Goins and wife, Barbara K. Goins, ,** GRANTOR, and **Eliseo Rodriguez ,** 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:

A tract or parcel of land in the 10th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the remainder of Lot No. 167 on the Map of Battlewood, Section Two, of record in Book 1835, pages 95 and 96, Register's Office for said County, not used as a right of way as shown on a survey made by the State of Tennessee, Dept. of Highway Project S-6326, Tract 13.

BEGINNING at a point where the lot line between Lots 167 and 168 intersects the east margin of Drummond Drive; thence easterly 221.51 feet along said lot line to the west right-of-way line of the N.C. & St. L. Railroad; thence southerly 81.41 feet, more or less, along said right-of-way line to the north margin of Briley Parkway; thence South 74 degrees 08 feet 16 inches West 200 feet, more or less, along the north margin of Briley Parkway the same being parallel to and 120 feet from the centerline of Briley Parkway to a point on the east margin of Drummond Drive; thence northerly 32.3 feet, more or less, along the east margin of Drummond Drive to the point of beginning.
Being the same property conveyed to Michael J. Goins and Barbara K. Goins by Warranty Deed of record in Book 10233, page 114, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 1835, pages 95 and 96, 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 808 Drummond Drive, Nashville, Tennessee 37211.

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 **31st** day of **May, 2002.**

Michael L. Goins

Barbara K. Goins (Recital)
Barbara K. Goins

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 Michael L. Goins and Barbara K. Goins, 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 31st day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $112000

Affiant

Subscribed and sworn before me this 31st day of May, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

****

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

Address of New Owner
Eliseo Rodriguez
808 Drummond Drive
Nashville, Tennessee 37211

Send Tax Bills to:
CTX Mortgage Company, LLC
P.O. Box 199114
Dallas, Texas 75219-0114

Map & Parcel Number:

Map 119-12-O Parcel 140