File #200320180

Davidson County DEEDWARR
Recvd: 06/24/03 13:56 2pgs
Fees:13.00 Taxes:1677.03

20030624-0086833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 453,250.00.

William A White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. White and wife, JoAnn White	New Owner William A. White and JoAnn White	Map: 136-52.00
(NAME) 198 Bell Road	(NAME) P.O. Box 2067	Parcel:
(ADDRESS) Nashville TN 37217	(ADDRESS) Brentwood, TN 37024-2067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, HOWARD JOHNSON, JOYCE WOOD AND WAYNE DUKE,*ALL RESIDUARY HEIRS UNDER THE LAST WILL AND TESTAMENT OF LENORA MONCRIEF GOODWIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. WHITE AND WIFE, JOANN WHITE, 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:

*LARRY W. DUKE AND WAYNE DUKE ONE AND THE SAME PERSON

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 21, 1957, as follows:

BEGINNING in the center of Bell Road at the northwest corner of the property conveyed to William Porter Parks and wife, by deed from Ruth Rawls Hughes Parks of record in Book 2647, Page 22, Register's Office; thence with Parks northerly line and the center of a Drive, South 68-° 45' East 180.5 feet to a railroad spike; thence South 63° 45' East 401.6 feet to a railroad spike; thence South 65° 30' East 322 feet to a railroad spike, Parks' northeast corner; thence North 89° East 177.5 feet; thence North 0° 15' East 109.4 feet to a post; thence South 87° 30' East 122.4 feet to a post; thence North 80° 45' East 193.31 feet to a stake; thence with the line of the property conveyed to Houston T. Ezell and Charles D. Whorley, by deed from Dorothy Parks Giardina and husband, as of record in Book 3831, Page 721, as follows: North 4° 02' 30" West 315.12 feet to their northeast corner; thence North 11° West with an old fence, 41.64 feet to a post; thence North 7° 20' West 309.7 feet to a post; thence North 3° 15' East 63 feet to a post; thence North 85° West 478 feet to the southeast corner of the property conveyed to W. F. Davis and wife, by deed from L. E. Johnson and wife, as of record in Book 2280, Page 585, Register's Offices; thence with Davis southerly line, North 85° West 722 feet to the center of Bell Road; thence with the center of said Road, South 5° West 610.6 feet to the beginning, containing 22 acres, more or less.

Being the same property conveyed to William B. Goodwin and wife, Lenora M. Goodwin by Installment Deed of record in Book 3890, Page 54, said Register's Office. The said William B. Goodwin died on October 5, 1995, leaving Lenora M. Goodwin as the sole surviving heir by tenants by the entirety and divising his interest in said property to his wife Lenora Moncrief Goodwin absolutely. The said Lenora M. Goodwin, aka Lenora Moncrief Goodwin, died testate on February 11, 2003. Pursuant to the Codicil No. Two (2) to the Last Will and Testament of Lenora Moncrief Goodwin of record in File No. 03P-386, Office for the Clerk for Probate Court for Davidson County, Tennessee, subject property was ordered to be sold and the proceeds divided as set forth in said will.

Included in the above description but expressly excluded therefrom is the following tract:

Land in Davidson County, Tennessee, being an 8.55 acres, more or less, tract of land lying in the 2nd Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed to William B. Goodwin et ux, as of record in Book 3890, Page 54, Register's Office for Davidson County, Tennessee.

Beginning at a point lying on the westerly line of Edge-O-Lake Estates, Section Four, as of record in Book 3600, Page 87, Register's Office, Davidson County, Tennessee; said point further described as being the northeast corner of the George E. Charlton, et ux property, as of record in Book 4299, Page 602, Register's Office, Davidson County, Tennessee; thence running with the northerly line of the said Charlton property, South 80° 45' West a distance of 231.5 feet to a point; thence North 87° 30' West a distance of 122.4 feet to a point; thence South 0° 15' west a distance of 109.4 feet to a point; thence South 89° West a distance of 120.59 feet to a point; thence leaving said Charlton property line and running North 7° 39' 14" West a distance of 914.25 feet to a point; said point being 3 feet east of the property corner described as the southeast corner of the W. F. Davis et ux property, as of record in Book 2280, Page 585, Register's Office, Davidson County, Tennessee, and the southwest corner of the H. T. Ezell and C. D. Whorley property, as of record in Book 3679, Page 335, Register's Office, Davidson County, Tennessee; thence with southerly line of said Ezell and Whorley property South 85° East a distance of 475 feet to a point on the westerly property line of Edge-O-Lake Estates, as of record in Book 3600, Page 88, Register's Office, Davidson county, Tennessee, and the point is further described as the southeast corner of the said Ezell and Whorley property; thence with westerly line of said Edge-O-Lake, Section Four, property South 3° 15' West for a distance of 63 feet to a point; thence South 7° 20' East a distance of 309.7 feet to a point; thence South 11° East a distance of 355.6 feet to the point of the beginning, said tract containing 8.55, more or less, acres.

Being the same property conveyed to Land Investment and Development Corp. by Installment Deed of record in Book 5280, Page 614, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants contained in Deed of record in Book 5280, page 614 and Graveyard reserved in Deed Book 612, Page 382, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 198 Bell Road, Nashville, TN 37217
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 23rd day of June, 2003.

The Estate of Lenora Moncrief Goodwin

By: Howard Johnson AIF
Howard Johnson, Executor

Howard Johnson
Howard Johnson

Joyce Wood
Joyce Wood

Larry W. Duke
Wayne Duke
Wayne

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Howard Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of Lenora Moncrief Goodwin, the within named bargainor, an estate, and that he as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as Executor.

Witness my hand and official seal, this 23rd day of June, 2003.

Notary Public
My Commission Expires: 10/22/05
(SEAL)

STATE OF Kentucky

COUNTY OF Allen

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Howard Johnson, Joyce Wood and Wayne Duke with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of June, 2003.

*Larry W. Duke and Wayne Duke one and the same person.

Notary Public
My Commission Expires: 11-13-2006
(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 2
Franklin, TN 37064