THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21317**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,650.00 Wendell G. Goodman Affiant Subscribed and sworn to before me this 21st day of AUGUST, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. Wendell G. Goodman 4901 Park Avenue Nashville, TN 37209	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 91-15 PAR 270

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH G. MARCHETTI AND ANN MOSER, CO-EXECUTORS OF THE ESTATE OF MILDRED BEAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WENDELL G. GOODMAN AND WIFE, LUCY E. GOODMAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4901 Park Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 21st day of AUGUST, 2003.

Joseph G. Marchetti, Co-Executor of the Estate of Mildred Bean
JOSEPH G. MARCHETTI, CO-EXECUTOR OF THE ESTATE OF MILDRED BEAN

Ann Moser, Co-Executor of the Estate of Mildred Bean
ANN MOSER, CO-EXECUTOR OF THE ESTATE OF MILDRED BEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOSEPH G. MARCHETTI AND ANN MOSER, CO-EXECUTORS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of AUGUST, 2003.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 08/25/03 15:03 2pgs
Fees:13.00 Taxes:879.31

20030825-0123181

EXHIBIT "A"

Land in Davidson County, Tennessee, being certain Real Estate situated in the City of Nashville, in said County of Davidson, lying and being on the west side of Forty Ninth Avenue, formerly called Eighth Street, and on the south side of Park Avenue, formerly called First Street, and particularly described as follows:

"Beginning at the northeast corner of said lot, the point of intersection of Forty Ninth Avenue and Park Avenue, runs thence westerly with the S. B. Line of said Park Avenue, seventy five feet; thence southerly parallel with Forty Ninth Avenue one hundred fifty feet to the N. B. Line of a twenty-five foot alley; thence easterly with the N. B. line of said alley seventy-five feet to Forty Ninth Avenue; thence northerly with the W. B. line of said street one hundred fifty feet to the beginning."

Being the same property conveyed to Lillian Bean, Mildred Bean, and Wilma Bean by deed dated February 2, 1931 from James L. Weimer and wife, Anna B. Weimer of record in Book 881, page 148, Register's Office for Davidson County, Tennessee. Lillian Bean died testate on May 31, 1994 devising her interest in said property to Mildred Bean and Wilma Bean by Will of record in Will Book 191, page 317, Probate Court for Davidson County, Tennessee. Wilma Bean died testate on June 4, 1999 devising her interest in said property to Wilma Bean by Will of record in Will Book 229, page 125, Probate Court for Davidson County, Tennessee. Mildred Bean died testate on April 17, 2003. Her will in Instrument No. 5261/1116777 appoints Joseph G. Marchetti and Ann Moser as Co-Executors with full power to convey real property.