Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/04 12:58 2pgs
Fees:13.00 Taxes:244.20

20040423-0046448

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$66,000.00.**

Affiant

Subscribed and sworn to before me this 20 day of April, 04

Notary Public
My Commission Expires: 5-6-06

Affix Seal

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Leigh Massey and Travis Prince	SAME	072-12-0-123.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James M. Goodman and wife, Mary H. Goodman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leigh Massey and Travis Prince, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 136 on the plan of Dalewood, Section 2, of record in Book 1835, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 136 fronts 82 feet on the east side of Ridgecrest Drive and runs back 170 feet on the northerly line and 150 feet on the southerly line, to a line at the rear measuring 84.4 feet thereon.

Being the same property conveyed to James M. Goodman and wife, Mary H. Goodman, by deed from William Maurice Griggs and wife, Beverly Jean Griggs, on October 24, 1975, of record in Book 4965, page 614, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 6, Register's Office Davidson County, Tennessee.

This is improved property known as: **2105 Ridgecrest Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 20, 2004.

James M. Goodman

James M. Goodman

Mary H. Goodman

Mary H. Goodman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Goodman and wife, Mary H. Goodman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2004

My commission expires 8/20/06

Notary Public

