This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 147-05-0
PARCEL: 098.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Alvin R. Goins
305 Wauford Dr.
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 07/07/04 15:25 2pgs
Fees:13.00 Taxes:310.80
20040707-0080862

WARRANTY DEED

THIS INDENTURE, made this 25th day of June, 2004 between

Nell M. Goodpasture

hereinafter referred to as **Grantor**, and

Alvin R. Goins

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 98 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, Page 58, Register's Office for said county.

Said Lot No. 98 fronts 80.0 feet on the Southerly margin of Wauford Drive and extends back 162.5 feet on the Westerly line and 160.3 feet on the Easterly line to a rear line which is a broken line measuring 80 feet thereon.

This being the same property conveyed to Nell M. Goodpasture by Warranty Deed dated 12/8/1960 from Woodbine Homes, Inc. of record in Book 3163, Page 315, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Estate of Nell M. Goodpasture
by Benjamin Cordell Goodpasture, Conservator

Estate of Nell M. Goodpasture
by Sherrie Goodpasture Cox, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Cordell Goodpasture and Sherrie Goodpasture Cox as Conservators for The Estate of Nell M. Goodpasture the within named bargainor, 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 and official seal at office this 28th day of June, 2004.

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $84,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of June, 2004.

Notary Public

My Commission Expires: 9/30/06