WARRANTY DEED

GOOSTREE-HOO143

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Phillip R. Goostree
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip R. Goostree and Betty J. Goostree	Union Planters Bank, National	26-6-81
(NAME)	(NAME)	
122 Buckingham Court	7130 Goodlett Farms Pkwy	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Cordova, TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN E. BROKAW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PHILLIP R. GOOSTREE AND BETTY J. GOOSTREE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 253 on the plan of Windsor Green, phase II, Section II, of record in Plat Book 6900, page 549, Register's Office for Davidson County, Tennessee.

Said Lot No. 253 fronts 36.05 feet on the westerly side of Buckingham Court said runs back 111.68 feet on the southerly lot line, 130.42 feet on the northerly lot line to a line in the rear which measures 154.47 feet thereon.

Being the same property conveyed to Karen E. Brokaw, Unmarried by Deed from Jean M. Savage of record in Book 10499, page 447, said Register's Office.

unimproved ( )
This is improved (X) property, known as 122 Buckingham Court, Goodlettsville, Tennessee 37072
(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 we do covenant with the 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 representatives, 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 my/our hand(s) this 28th day of June, 2000.

Karen E. Brokaw

Instr:200007050066225 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:02:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $434.75

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R. Woods Sr, a Notary Public in and for said County and State, the within named Karen E. Brokaw, 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/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of June, 2000.

My Commission Expires:

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

George R. Woods Sr
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2000.

My Commission Expires _____

_____
Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075