THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17596**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $193,000.00 Affiant Subscribed and sworn to before me, this 15th day of NOVEMBER, 2000. Notary Public My Commission Expires: March 25, 2004

WARRANTY DEED

Address New Owner: Mr. Steve Goodman 3702 Meadowbrook Avenue Nashville, Tennessee 37205	**Send Tax Bills To:** BANK OF AMERICA 2059 NORTHLAKE PKWY TUCKER, GA 30084	**Tax Information:** MAP 104-05 PAR 234.00 FB 26W 00285

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, CAROL S. GERAGHTY, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVE GOODMAN, UNMARRIED ("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 3702 Meadowbrook Avenue, Nashville, Tennessee 37205.

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 15th day of NOVEMBER, 2000.

Carol S Geraghty by Richard Courtney Attorney in Fact

CAROL S. GERAGHTY, BY: RICHARD COURTNEY, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 12/08/00 14:30 2pgs
Fees:11.00 Taxes:714.10

20001208-0121261

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD COURTNEY, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said CAROL S. GERAGHTY and is authorized by the said CAROL S. GERAGHTY to execute this instrument on HER behalf.

Witness my hand, at Office, this 15th day of November, 2000.

My commission expires:
9-25-2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 477 on the Plan of Richland Realty Co.'s Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol S. Geraghty, unmarried by deed from Elizabeth B. Seigenthaler, unmarried of record in Book 11765 page 958, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.