Return to:
THOMAS N. JONES & ASSOC.
339 Main St., Suite 100
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 03/01/01 14:46 2pgs
Fees:11.00 Taxes:536.13
20010301-0019311

# WARRANTY DEED

THIS INDENTURE, made this 2nd day of December, 2000 between **DAVID A. GRAVES AND WIFE, STEPHANIE L. GRAVES** of **DAVIDSON** County, Tennessee, First Parties, and

Timothy W. Goodwin and wife, Tracy D. Goodwin

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, David A. Graves and wife, Stephanie L. Graves

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 958 ON THE PLAN OF BRENTWOOD HALL SUBDIVSIION, SECTION IX, OF RECORD IN BOOK 2331, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE ISHEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

*

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person 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 First Parties hereunder set their hands and seals the day and year first above written.

DAVID A. GRAVES

STEPHANIE L. GRAVES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DAVID A. GRAVES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of December, 2000.

Robert M. Loff
Notary Public
Printed name: Robert M. Loff

My commission expires: 9-25-04
(NOTARY SEAL)

ROBERT M. LOFF NOTARY PUBLIC DAVIDSON COUNTY



10762.2001/ms

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **STEPHANIE L. GRAVES**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of December, 2000.

Robert M. Loff
Notary Public
Printed name: ROBERT M. LOFFI

My commission expires: 9-25-04
(NOTARY SEAL)

PROPERTY OWNER:
Timothy W. Goodwin
505 Oakley Drive
Nashville, TN 37220

RESPONSIBLE TAXPAYER:
Leader Mortgage Company
6889 Bourgade Street
Lenexa, KS

CLT#_____

Map & Parcel No: 160-04-0 022.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 144,900.00.

Tracy D. Goodwin (AFFIANT)

Subscribed and sworn to before me, this 27th day of February, 2001.

Diane K. Hornsby
Notary Public
Printed Name Diane K. Hornsby

My commission expires 3/28/2002

STATE OF TENNESSEE, **DAVIDSON** COUNTY
I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____.

_____
Notary Public
Printed Name_____

My commission expires _____

* Being the same property conveyed to David A. Graves and wife, Stephanie L. Graves by deed from Edward J. Coxey, Jr. and wife, Peggy R. Coxey of record in Book 10569, Page 687, Register's Office for Davidson County, Tennessee.