Davidson County DEEDWARR
Recvd: 02/08/02 13:35 2pgs
Fees:13.00 Taxes:962.00

20020208-0017537

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

RETURN TO:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR
SUITE 150
BRENTWOOD, TN 37027

B2632

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Brian W Goins

KAREN TRUSTY NOTARY PUBLIC AT LARGE Notary Public WILLIAMSON COUNTY TENNESSEE

Subscribed and sworn to before me, this 30th day of January, 2002.

Notary Public

My commission expires: 12-25-03

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian W. Goins 5524 Trousdale Drive Brentwood TN 37027	GMAC Mortgage Corp P.O. Box 963 Horsham, PA 19044	160-12 148.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joe F. Jacobs and wife, Lou Anne Jacobs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian W. Goins and wife, Ashley F. Goins, hereinafter called the Grantees, their successors and assigns, a 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. 157 on the Plan of Hearthstone, Phase 2, of record in Book 5200, Page 323,* Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

*as amended in Book 6252, Page 422

Being the same property conveyed to Joe F. Jacobs and wife, Lou Anne Jacobs by deed from Radnor Homes, Incorporated, dated February 22, 1985, recorded in Book 6497, Page 996, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5524 Trousdale Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of January, 2002.

Joe F. Jacobs

Lou Anne Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joe F. Jacobs and Lou Anne Jacobs, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of January, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

