Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
3354 Perimeter Hill Dr.
Nashville, TN 37211
1020173

Davidson County DEEDWARR
Recvd: 05/24/02 11:19 3pgs
Fees:18.00 Taxes:432.90
20020524-0063486

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Herbert Todd Goostree and wife, Faith Danette Goostree** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Jeff Baxter** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 22 day of May, 2002.

Herbert Todd Goostree
Herbert Todd Goostree

Faith Danette Goostree
Faith Danette Goostree

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Herbert Todd Goostree and wife, Faith Danette Goostree** 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 foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 22 day of May, 2002

Grant B Stockton
Notary Public

My Commission Expires: _____

My Commission Expires Sept. 25 2004
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
GRANT B. STOCKTON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22 day of May, 2002.

Notary Public

My Commission Expires: _____

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

MAP AND PARCEL NUMBERS: 72-13-27.00

ADDRESS NEW OWNER:
928 Cahal Avenue
Nashville, TN. 37206

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit "A"

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

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Springdale, as shown on plat of record in Plat Book 974, Page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Herbert Todd Goostree and wife, Faith Danette Goostree by Warranty Deed from Obie L. Sloan and wife, Rita Sloan dated February 17, 2000 and recorded February 18, 2000, Instrument No. 200002180016692, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.