THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19218**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2002. Notary Public My Commission Expires: 11-26-05

KATHERINE W. BUFORD NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

WARRANTY DEED

Address New Owner: Mr. and Mrs. Christopher Goddard 5007 Marchant Drive Nashville, TN 37211	**Send Tax Bills To:** Bank of America 200 S. College St. Charlotte, NC 28255	**Tax Information:** MAP 147-09 PAR 31.00 FB 06DU 31185

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, THOMAS J. FERRIS AND WIFE, CAROL A. FERRIS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER GODDARD AND WIFE, ANGELA MORETTI GODDARD ("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 5007 Marchant Drive, Nashville, Tennessee 37211.

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 12th day of July, 2002.

THOMAS J. FERRIS

CAROL A. FERRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS J. FERRIS AND WIFE, CAROL A. FERRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2002.

Notary Public

My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT-LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/16/02 10:41 2pgs
Fees:13.00 Taxes:580.90

20020716-0085302

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Crievewood Subdivision, as of record in Plat Book 2331, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas J. Ferris and wife, Carol A. Ferris by deed from Bobby G. Shupe and wife, Valerie Shupe of record in Book 11025, page 494, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2331, page 99, said Register's Office.