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. 19272**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $112000.00. Martha Jane Young Affiant Subscribed and sworn to before me, this 9th day of AUGUST, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: MARTHA JANE YOUNG 402 PLANTATION COURT NASHVILLE TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 145-05-0-A PAR 070.00C0 FB 09064729

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, BEN GOODWIN, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARTHA JANE YOUNG, 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 402 PLANTATION COURT, NASHVILLE, TENNESSEE 37221.

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 9th day of AUGUST, 2002.

BEN GOODWIN

Davidson County DEEDWARR
Recvd: 08/13/02 11:21 2pgs
Fees:13.00 Taxes:414.40

20020813-0097828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BEN GOODWIN , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of AUGUST, 2002.

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires September 25, 2004

Notary Public

Land in Davidson County, Tennessee, being Unit M-2, together with carport designated No. M-2-C, on the Plan of Section 2 River Plantation Condominium Apartments of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Two), a horizontal property regime established by Master Deed and By-Laws of record in Book 4661, page 334, amended in Book 4691, page 906, Book 6354, page 676, corrected in Book 6436, page 389, said Register's Office.

Being the same property conveyed to Ben Goodwin, unmarried, by deed from Betty Martin Matthews and Larry Martin, Devisees and Co-Executors of the Estate of Martha Vivian Martin of record as Instrument No. 200005040045198, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4661, page 334, amended in Book 4691, page 906, Book 6354, page 676, and corrected in Book 6436, page 389; and (3) All matters appearing on the Plan of record in Plat Book 4460, pages 136 and 137, said Register's Office.

EXHIBIT "A"