This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Mark H. Goodwin
5301 Roxborough Pass
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 08/21/02 13:42 2pgs
Fees:13.00 Taxes:573.13
20020821-0101270

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd., P.O. Box 1002
Mt. Juliet, TN 37121

MAP **098**
GROUP **02**
PARCEL **0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jerry A. Mundy and wife, Trisha L. Mundy** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Mark H. Goodwin and wife, Barbara K. Goodwin**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain pracel of real estate situated in the Civil District No. 4 of Davidson County, State of Tennessee, and being further described as follows:

Situated in District Number 4 of Davidson County, Tennessee and being known and designated as all of Lot Number Three (3) of PHASE II-A. ROXBOROUGH EAST as the same appears of record in Plat Book 7900, Page 390, in Register's Office of Davidson County, Tennessee, to which Plat specific reference is hereby made for a more complete description.

Being the same property conveyed to Jerry A. Mundy and wife, Trisha L. Mundy by deed from James Deatrick, Jr. and Marty Penix , of record in Book 11752, Page 668, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to restrictive covenants contained in an instrument of record in Book 8722, page 739, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

3. Subject to an easement, set forth in an instrument of record in Book 8631, page 751 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 7900, page 390, said Register's Office.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as 5301 Roxborough Pass, Hermitage, Tennessee 37076.

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 and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 16th day of August, 2002.

Jerry A. Mundy

Trisha L. Mundy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry A. Mundy and wife, Trisha L. Mundy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $154,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003