GBEC OF TENNESSEE, INC.
5620 REGATTA BLVD
HERMITAGE, TENNESSEE 37076

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF Jan, 2003.

NOTARY PUBLIC

My Commission expires: September 25, 2004

TERASINA D. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/03/03 14:23 2pgs
Fees:13.00 Taxes:878.75
20030203-0014596

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., 1008 STUART LANE, BRENTWOOD, TENNESSEE 37027		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **James D Goodwin Laura Nicole Goodwin**	SEND TAX BILLS TO: Same	MAP OR PARCEL NUMBERS: 75-12-E-34.00
(NAME) **1228 Lilac Drive**	(NAME)	
(ADDRESS) **Hermitage, TENNESSEE 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Blossom Trace LLC** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **James D Goodwin and Laura Nicole Goodwin husband and wife** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows to wit:

Being Lot No 13 on the Plan of Blossom Trace, First Revision , Final Plat, as shown by plat of record in Instrument No. 20010920-0101745, and corrected by Instrument No 20011025-0116872, of the Register's Office of Davidson County, tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Blossom Trace LLC, by deed of record as Instrument No. 20010605-0058126, said Register's Office.

This unimproved ( ) improved (X) property, known as

1228 Lilac Drive, **Hermitage,** **TENNESSEE 37076**

(House number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this day of **21st** day of **January, 2003.**

Blossom Trace LLC
J. David Earth, Manager

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared J David Carter, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Blossom Trace LLC, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 21 day of Jan 2002

My Commission expires:

TERESINA D. BROWN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires
September 25, 2004

_____
Notary Public