WARRANTY DEED

B-MR-03-0301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Carrie Bruce
Affiant

Subscribed and sworn to before me this 27th DAY OF February, 2003.

LAURA SYLVESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O. Bolstad	Mortgage Resources Inc.	
301 Ash Grove Drive (ADDRESS)	404 BNA Drive, Suite 400 (NAME) (ADDRESS)	162-05-138
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALAN D. GOODWIN AND WIFE, ELAINE C. GOODWIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN O. BOLSTAD, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section 2, Hickory Valley Subdivision, of record in Book 4175, Page 158, Register's Office for said County.

SAID Lot No. 26, which is a corner lot, fronts 85.00 feet on the northwesterly margin of County Drive and fronts 90.00 feet on the southwesterly margin of Ash Grove Drive, said frontage being joined by a curve having a length of 39.27 feet, and extends back 110.0 feet on the northwesterly line and 115.00 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Alan D. Goodwin and wife, Elaine C. Goodwin by Deed dated November 14, 1986 and filed for record on November 17, 1986 in Book 7041, Page 976 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 03/05/03 14:46 2pgs
Fees:13.00 Taxes:388.50
20030305-0029330

unimproved ( )
This is improved (X) property, known as 301 Ash Grove Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my/our hand(s) this 27th day of February, 2003.

Alan D. Goodwin

Alan D. Goodwin

Elaine C. Goodwin

Elaine C. Goodwin

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Alan D. Goodwin and wife, Elaine C. Goodwin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2003.

Laura Shoun

Notary Public

My Commission Expires: 5/30/07

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903