This instrument was prepared by:
First National Financial Title Services
1418 West Main Street, Suite B, Lebanon, TN 37087

# WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of March, 2003, by and between James Darrell Goodwin and Laura N. Goodwin, husband and wife, parties of the first part, and Christopher Barnes, Unmarried party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said parties of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 085-11-0-035.00, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 108, on the Plan of Stanford Country Club Estates, Section 3, as shown by plat of record in Plat Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James Darrell Goodwin and Laura Nicole Sexton, N.K.A. Laura N. Goodwin, both unmarried, as joints tenants with rights of survivorship, by Deed from Daryl H. Akin and wife, Martha D. Akin, dated 10/30/95, recorded 10/31/95, in Book 9844, page 174, Davidson County, Tennessee.

BEING the same property conveyed to James Darrell Goodwin and Laura Nicole Sexton, both unmarrie from Daryl H. Akin and wife, Martha D. Akin, by Deed dated October 30, 1995, and recorded on October 31, 1995, in Book 9844, Page 174, Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said parties of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said parties of the first part the day and year first above written.

James Darrell Goodwin

Laura N. Goodwin

Davidson County DEEDWARR
Recvd: 03/21/03 11:41 2pgs
Fees:13.00 Taxes:458.80

20030321-0037704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss

On this the 14th day of March, 2003, before me, the undersigned Notary Public, personally appeared **James Darrell Goodwin and Laura N. Goodwin**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Carole Anne Coleman

Notary Public
My commission expires _____

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/06

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $124,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 14th day of March, 2003

Carole Anne Coleman

Notary Public

My Commission Expires:

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/06

Property Address and Send Tax Bill To: Christopher Barnes
New Owner(s): 3015 Stafford Drive
Nashville, TN 37214