RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41798

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Kristi M. Gooden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 7th day of April, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi M. Gooden	Cavalry Banking	142-2-110
7485 Harrow Drive	2209 Crestmoor Road #320	
Nashville, TN, 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Earl R. Brawner, Jr. and Gail S. Brawner, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristi M. Gooden and Ted Eric Gooden, Wife and Husband

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:

Land in Davidson County, Tennessee, being Lot No. 156 on the plan of Cross Timbers, Section 3, of record in Book 4175, page 21, Register's Office for said County.

Said Lot No. 156 fronts 88.0 feet on the southerly margin of Harrow Drive and extends back 165.8 feet on the easterly line and 161.2 feet on the westerly line to a dead line in the rear, measuring 77.22 feet thereon.

Being the same property conveyed to Earl R. Brawner, Jr. and wife, Gail S. Brawner by Warranty Deed from Joseph D. Reed and wife, Patricia F. Reed of record in Book 7002, page 418, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7485 Harrow Drive, Nashville, TN 37221

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 7th day of April, 2003

Earl R. Brawner, Jr.

Gail S. Brawner

Davidson County DEEDWARR
Recvd: 04/07/03 15:27 2pgs
Fees:13.00 Taxes:588.30
20030407-0046032

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Earl R. Brawner, Jr. and Gail S. Brawner, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 2003

Notary Public

My Commission Expires:_____

