Dav. Co. File Box 14-A
jtc file no. 15997-3

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41819**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/03 10:32 2pgs
Fees:13.00 Taxes:425.50
20030411-0048455

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 03/28/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 8th **DAY OF APRIL, 2003.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
SANDRA RENFRO **6413 Premier Drive** **Nashville, TN 37209**	NBC Mortgage **102-4-71** Attn: Payment Processing P. O. Box 30046 Durham, NC 27702-3046	**8DA 41905**

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 **WE, RUDOLPH H. GODWIN and wife,**

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

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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 720 on the Map of Charlotte Park, Section XII, as of record in Book 2900, pages 127 and 128, Register's Office for said County, more particularly described as follows:

Said Lot No. 720 fronts 72.0 feet on the southwesterly side of Premier Drive and extends back 138.5 feet on the northwesterly line and 135.7 feet on the southeasterly line, to a line in the rear on which it measures 72.4 feet.

Being the same property conveyed to Rudolph H. Godwin by Quitclaim Deed from Rudolph H. Godwin, Executor of the Estate of Ernest Clinton Godwin, of record in Instrument Number 20001005-0099218, Register's Office for Davidson County, Tennessee and being the same property acquired by Ernest Clinton Godwin and wife, Maxine H. Godwin, as tenants by the entirety of record in Book 3949, page 419, said Register's Office. Maxine H. Godwin predeceased her husband, Ernest Clinton Godwin, and by operation of law, this property passed to him. Ernest Clinton Godwin died testate on October 26, 1999, and under the terms of his Last Will and Testament located in Will Book "Q", Page 667, County Clerk's Office for Giles County, Tennessee, this property passed to his son, Rudolph H. Godwin.

This is Improved (X) property, known as 6413 Premier Drive, Nashville, TN 37209

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 OUR HANDS THIS 8th DAY OF APRIL, 2003.

RUDOLPH H. GODWIN

Doris E. Godwin By (Rudolph H. Godwin) Rudolph H. Godwin
Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RUDOLPH H. GODWIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 8 day of April, 2003, before me personally appeared RUDOLPH H. GODWIN, to me known to be the person who executed the foregoing instrument in behalf of Doris E. Godwin, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Doris E. Godwin, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06