STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/03

Notary Public

My Commission Expires: 7/26/03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/13/03 15:29 2pgs
Fees:13.00 Taxes:379.25
20030513-0064416

ADDRESS NEW OWNER(S) AS FOLLOWS:
Angel E. Lopez and Yanilka Ledee
2940 Edge Moor Drive
Antioch, Tennessee 37217

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

MAP-PARCEL NUMBERS:
150-5-159

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan D. Goodwin and wife, Elaine C. Goodwin** hereinafter referred to as Grantors, hereby transfers and conveys to **Angel E. Lopez, unmarried, and Yanilka Ledee, unmarried** hereinafter referred to as 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, bieng Lot No. 652 on the Plan of Section 17, Edge-O-Lake Estates, of record in Book 4460, page 44, Register's Office for said County.

Being the same property conveyed to Alan D. Goodwin and wife, Elaine C. Goodwin by Deed from Billy Anderson and wife, Sonjia Anderson of record in Book 6830, page 815, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 44, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4549, Page 802, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2940 Edge Moor Drive, Antioch, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of April, 2003.

Alan D Goodwin

Alan D. Goodwin

Elaine C Goodwin

Elaine C. Goodwin

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 Alan D. Goodwin and wife, and Elaine C. Goodwin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2003.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: 11/2/08