Davidson County DEEDWARR
Recvd: 06/10/03 13:23 2pgs
Fees:13.00 Taxes:1276.50

20030610-0079900

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20621**	STATE OF TENNESSEE: COUNTY OF Williamson: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2003. Notary Public My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RYAN C. DOYLE 3818 Abbott Martin Road Nashville, Tennessee 37215	First Horizon Home Loans 4000 Horizon Way Irving, Texas 75063	MAP 116-12-0 PAR 050.00 FB 07DA-39930

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID C. GOODWIN, JR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RYAN C. DOYLE ~~COOKEY~~ V. DOYLE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*and Lindsey V., his wife

This is improved property located at 3818 Abbott Martin Raod, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2003.

DAVID C. GOODWIN, JR.

STATE OF TN:
COUNTY OF Williamson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID C. GOODWIN, JR., 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, at office, this 14th day of May, 2003.

Notary Public

My Commission Expires: 8/30/2003

NOTARIAL SEAL MONTANA

Shelley Beal
Notary Public for the State of Montana
Residing at Bozeman, Montana
My Commission Expires August 30, 2006

05/13/2003 15:18 FIRST TITLE AND ESCROW → 14065228358 NO.853 D004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6, Block "G" on the Map of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Goodwin, Jr., an unmarried person by deed from Richard J. Alter and wife, Avonnia Ross Alter of record in Book 9634, page 960, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 3913, page 984; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.