File #200350560

Davidson County DEEDWARR
Recvd: 07/02/03 12:14 2pgs
Fees:13.00 Taxes:347.80

20030702-0091503

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00.

David Gooden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Gooden | Decision One Mortgage Co, LLC | Map 72-16 |
| (NAME) | (NAME) | |
| 1517 Dugger Dr | 6060 J.A. Jones Drive, Ste 1000 | Parcel 268.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37206 | Charlotte, NC 28287 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **WILLIAM R. WALTERS AND WIFE, CONNIE R. WALTERS,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DAVID GOODEN, UNMARRIED,** 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 all of Lot No. 48, on the Map of Dugger Heights, as shown by plat appearing of record in Book 1424, Page 102, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William R. Walters and Connie R. Hale, by Warranty Deed dated June 11, 1984, and filed for record July 17, 1984 of in Book 6339, Page 54, Register's Office for Davidson County, Tennessee. The said William R. Walters and Connie R. Hale, having since married, now known as William R. Walters and wife, Connie R. Walters.

This conveyance is subject to the following: Any and all matters shown on plat of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X ) property, known as 1517 Dugger Dr, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 30th day of June, 2003.**

William R. Walters

Connie R. Walters

STATE OF Tennessee

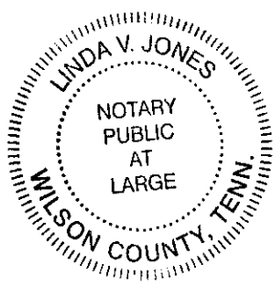
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William R. Walters and wife, Connie R. Walters who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2-23-05




(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076