PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/11/03 13:53 2pgs
Fees:13.00 Taxes:340.03
20030711-0096537

W & I Ref(GJ) Title No: 44724
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth Goodrich 1429A McGavock Pk. Nashville, Tn. 37216	First American Mortgage Company PO Box 2026 Flint, MI 48501-2026

TAX MAP-PARCEL NUMBERS: 072-08-020

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$91,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Excel Properties, LLC.**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Goodrich** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 15th Civil District of Davidson County, Tennessee, being Lot Nos. 83 and 84 on the map of Subdivision of R. M. Dudley's 30 acre tract, described according to a survey made by Erie Drake, Surveyor, October 13 1913, as follows:

Beginning on the northerly margin of McGavock Pike or Williams Ferry Road at the Southwest corner of the property conveyed to Robert O. Nash and wife, by deed from Walter Young and wife, of record in Book 2875, page 256, Register's Office for said County, being the corner of Lot Nos. 84 and 85 on said unrecorded plan; thence with said Nash's western boundary line and the line between said two lots Northerly 240 feet to the southerly margin of an alley; thence with the same westerly 102 feet to the corner of Lot Nos. 82 and 83; thence with the line between said two lots southerly 220 feet to the northerly margin of McGavock Pike or Williams Ferry Road; thence with the same early 100 feet to the beginning.

Being the same property conveyed to Excel Properties, LLC by deed from Deutsche Bank Trust Company America's f/k/a Bankers Trust Company of record in Doc. No. 20030428-0056443, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; Easement for Sanitary Sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4758, page 4, said Register's Office.

This is improved property, known as: 1429-A McGavock Pike, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2003.

Excel Properties, LLC.

By: John M. Waddell
Title: **Manager**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **John M. Waddell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Manager** (or other officer authorized to execute this instrument) of **Excel Properties, LLC.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 26th day of June, 2003.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 2004

Notary Public

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $91,900.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2003.

My Commission Expires: 11-16-2005

Notary Public

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.