Record and File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/03 10:18 2pgs
Fees:13.00 Taxes:114.70

20030910-0131949

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $31,000.00.

Affiant

Subscribed and sworn to before me this 4 day of September, 2003.

Notary Public
My Commission expires: 8/21/06

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul Goode	SAME	94-1-416
1503 Electric Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hal Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul Goode and Lisa Goode, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 84 on the plan of Shelby Village No. 2, of record in Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sylvan Properties Group, L.L.C., by deed from Maria R. Culver, on August 15, 2003, of record in Instrument Number 20030828-0124798, Register's Office for Davidson County, Tennessee. Further conveyed to Hal Wilson by Quitclaim Deed from Sylvan Properties Group, L.L.C., of record in Instrument Number 20030910-0131948, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 18335, page 48, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7948, page 958, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1503 Electric Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 4, 2003.

Hal Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hal Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 4, 2003

My commission expires 8/20/04

Notary Public

