WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/03 14:43 2pgs
Fees:13.00 Taxes:451.40

20030917-0137490

LARRY P. CRATE NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

My Commission Expires APRIL 29, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest E. Goens Sr.	Synovus Mortgage Corporation	MAP 53-6 B PAR. 6.00C0
(NAME)	(NAME)	
2241 Riverway Drive	401 Church Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **SANDRA LEE AGEE, BY AND THROUGH DIANNE SEELEY, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST E. GOENS, SR. AND WIFE, JOANN M. GOENS**, 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 Lot No. 209 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, pages 412 and 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandra Lee Agee by deed of record in Instrument No. 20001122-0115614, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

DIANNE SEELEY executes this instrument as Attorney in Fact for SANDRA LEE AGEE pursuant to Power of Attorney of record in Instrument No 20030917-0137489, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 2241 Riverway Drive, Old Hickory, TN 37138
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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(s) this 9/12/2003.

Sandra Lee Agee
SANDRA LEE AGEE

Dianne Seeley
BY: DIANNE SEELEY, Attorney in Fact

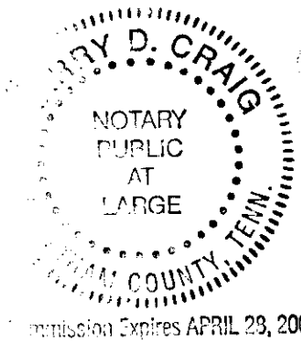
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DIANNE SEELEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the Attorney In Fact for SANDRA LEE AGEE and is authorized by SANDRA LEE AGEE to execute this instrument on her behalf.

WITNESS my hand and official seal this 9/12/03.

NOTARY PUBLIC



Commission Expires APRIL 28, 2004