This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 10/27/03 13:02 3pgs
Fees:18.00 Taxes:721.50
20031027-0157983

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Otis B. Herring** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jon Goad, married** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 21 day of October, 2003.

Otis B. Herring

Otis B. Herring

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Otis B. Herring** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the the same to be her/his/their free act and deed.

Witness my hand and official seal this 21 day of October, 2003.

Notary Public

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

My Commission Expires: 5.22.04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21 day of October, 2003.

Notary Public

My Commission Expires: 5.22.04

Map and Parcel: 58-15-11-00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Jon Goad
4221 Kings Court
Nashville, Tennessee 37218

Exhibit A

BEING Lot No. 2, on the Plan of Royal Crest Subdivision, of record in Plat Book 3700, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Otis B. Herring by Warranty Deed from Solutions Home Buyers, Inc. dated 07/17/02 and recorded 07/26/02 as instrument number 20020726-0090216, Register's Office for Rutherford County, Tennessee. Further conveyed by Warranty Deed from Joan Ellen Eason to SOLUTION HOME BUYERS, INC., dated July 24, 2002 and recorded July 26, 2002 in Instrument # 20020726-0090213, said Register's Office. Then by Quitclaim Deed from Shenika Royster to Joan Ellen Eason dated November 15, 1999 and recorded August 1, 2000 in Instrument # 200003010020007, said Register's Office.

Map and Parcel 58-15-11.00

Property also known as 4221 Kings Court
Nashville, TN 37218