This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Amanda Dedic
208 Seneca Forest Court
Nashville, TN. 37217

Davidson County DEEDWARR
Recvd: 11/06/03 09:09 2pgs
Fees:13.00 Taxes:266.03
20031106-0162861

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
1520 Memoria Blvd. Suite 104
Murfreesboro, TN 37129

MAP **136-10-0**
GROUP **B**
PARCEL **040.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Goodrich and wife, Judy Goodrich** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Amanda A. Dedic, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 54, Unit 54A, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest, of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to John Goodrich and Judy Goodrich by deed from Secretary of Housing and Urban Development dated June 13, 2003, of record in Instrument No. 20030619-0084857, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
2. Subject to restrictive covenants contained in an instrument of record in Book 6021, page 99 and Book 6106, page 610, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. By-Laws contained in an instrument of record in Book 5931, page 677 , said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to the Master Deed of record in Book 5931, page 645, amended in Book 6199, page 270 Register's Office for Davidson County, Tennessee.
5. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 5200, page 574 amending Plat Book 5200, page 573, said Register's Office.
6. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 5200, page 574, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Seneca Forest Court, Nashville, Tennessee 37217.

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", her heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 the 28th day of October, 2003.

John Goodrich

Judy Goodrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Goodrich and wife, Judy Goodrich**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2003.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $71,900.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of October, 2003.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: