Davidson County DEEDWARR
Recvd: 12/22/03 15:08 2pgs
Fees:13.00 Taxes:388.50

20031222-0181902

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of November, 2003.

LEE SAVARO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 31, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Miguel Lopez
73 Benzing Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER
SAME ADDRESS

MAP-PARCEL NUMBERS:
162-07-0-020

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan Goodwin and wife, Elaine C. Goodwin** hereinafter referred to as Grantors, hereby transfers and conveys to **Miguel Lopez** hereinafter referred to as 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. 33 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 33 fronts 75.0 feet on the southeasterly margin of Benzing Road and extends back 140.0 feet on the northeasterly line and 137.4 feet on the southwesterly line to a dead line in the rear, measuring 76.0 feet thereon

Being the same property conveyed to Alan Goodwin and wife, Elaine C. Goodwin by Warranty Deed from Michael R. Martinoni and wife, Sarah A. Martinoni of record in Book 6872, page 594, Register's Office for Davidson County, Tennessee, dated May 16, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3861, Page 744, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien now due and payable.

This is improved property known as 73 Benzing Road, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 26th day of November, 2003.

Alan Goodwin

Elaine C. Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan Goodwin and wife, and Elaine C. Goodwin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2003.

Notary Public

My Commission Expires: 11/2/07

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

09623-BP