Bk 34

Davidson County DEEDWARR
Recvd: 01/22/04 16:09 2pgs
Fees:13.00 Taxes:421.80
20040122-0008807

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Angela E Sharleen
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2003.

MARK R. SHARLEEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 1-18-05

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:
Robert E. Goodwin
421 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Robert E. Goodwin
P.O. Box 1322
Bellflower, CA 90707

MAP-PARCEL NUMBERS:
161-11-A-79CO

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, **Melissa Buell, unmarried** hereinafter referred to as Grantor, hereby transfers and conveys to **Robert E. Goodwin, unmarried,** hereinafter referred to as Grantee, 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. 79 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Melissa Buell, unmarried, by Warranty Deed from Mary Beth Korey, unmarried, of record in Instrument No. 20010508-0047320, Register's Office for Davidson County, Tennessee, dated April 30, 2001.

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 4675, Page 9, and revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4729, Page 687, Book 4889, page 905,and Book 5394, page 243, Register's Office for Davidson County, Tennessee.

Charter of record in Book 4729, Page 682, and Book 4890, page 84, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 9732, page 551, and Book 9775, page 308, and Book 11345, page 59, Register's Office for Davidson County, Tennessee.

Boundary plat of record in Book 4460, page 67, Register's Office for Davidson County, Tennessee.

By-Laws of Huntington Ridge Townhouse Homeowner's Association, Inc. of record in Book 7423, page 762, 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 2004, a lien not yet due and payable.

This is improved property known as 421 Huntington Ridge Drive, Nashville, Tennessee 37211.

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 19th day of January, 2003.

Melissa Buell by Donnel Milam, attorney-in-fact
Melissa Buell

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 Donnel Milam, with whom I am personally acquainted or proved herself to be the attorney in fact of Melissa Buell, unmarried, and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2003.

Deborah K. Humphrey
Notary Public

My Commission Expires: May 27, 2007

09883-BP

DEBORAH K. HUMPHREY
Notary Public, Williamson Co., TN
My Comm. Expires May 27, 2007

DEBORAH K. HUMPHREY
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.