WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/04 14:05 3pgs
Fees:18.00 Taxes:695.60
20040323-0032755

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

D. Annette Maples
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 2004

M Mary Birthright
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy T. Goodwin Contractors, (NAME)	Inc. Same As New Owner (NAME)	MAP 058-00-0
1410 Third Avenue North (ADDRESS)	(ADDRESS)	PARCEL 111.00
Nashville, TN 37208 (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, WE, Robert Leon Fanning and wife, Fronie L. Fanning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy T. Goodwin Contractors, Inc.

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 the 13th Civil District of Davidson County, Tennessee, BEING a part of Lot 6 on the plan of the partition of the real estate of Matthew Waggoner, of record in Minute Book "J" page 456, County Court for Davidson County and a 1.9 acre, more or less, tract described in Book 444, Page 455, Register's Office for Davidson County, all of said property being described according to a survey by Turner Engineering Co. dated October 19, 1966, as follows:

Beginning at a point on the west margin of Highway 112, Clarksville Pike, said point being 45 feet from the center line and opposite center line survey Station 209 + 1.70; thence (1) South 34 deg. 34' West, a distance of 22.0 feet to a point; thence (2) South 55 deg. 26' East, a distance of 10.0 feet to point; thence (3) South 34 deg. 34' West, a distance of 165.2 feet to a highway marker; thence (4) In a southerly direction with a 990 foot curve to the left, a distance of 499.9 feet to a point on the said margin of Highway 112; thence (5) With a fence South 45 deg 50' West, a distance of 74.3 feet to a fence post; thence (6) With a fence North 48 deg. 02' West a distance of 669.7 feet to a corner post; thence (7) With a fence North 48 deg. 17' West a distance of 1002.0 feet to a corner post; thence (8) With a fence North 63 deg. 53' East, a distance of 330.8 feet to break in fence; thence (9) With a fence South 84 deg. 46' East, a distance of 448.8 feet to an existing old iron pin in an old fence; thence (10) With an old fence North 71 deg. 58'; East a

CONTINUED

unimproved (X)
This is improved ( ) property, known as Clarksville Pike, Nashville, TN 37218
(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 our hand s this 18th day of March, 2004

Robert Leon Fanning
Robert Leon Fanning

Fronie Louise Fanning
Fronie L. Fanning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Leon Fanning and wife, Fronie L. Fanning

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee this 18th day of March 2004.

Commission expires My Commission Expires NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

distance of 265.2 feet to an iron pin set in a stump hole; thence (11) South 62 deg. 19' East, a distance of 325.8 feet to an iron pin in an old fence; thence (12) With a fence South 31 deg. 14' East, a distance of 200.0 feet to an existing iron axle; thence (13) With a fence SOuth 30 deg. 36' East a distance of 351.6 feet to the point of beginning.

BEING the same property conveyed to Robert Leon Fanning, and wife, Fronie L. Fanning by Deed from Charles W. McDowell, Sr., First American Trust Company, N.A., as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., First American Trust Company, N.A. and Charles R. Honeycutt, as Co-Trustees of a Trust created by Roscoe B. McDowell, Sr., and Robert A. McDowell, Jr., R. Dennis McDowell and R. David McDowell, as Co-Executors of Estate of Marilyn Patricia Cobb McDowell, of record in Book 7549, page 733, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

R.L.F. F.L.F.