PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 45471
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/14/04 10:56 2pgs
Fees:13.00 Taxes:510.60
20040414-0041908

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jerry W. Landers Phyllis Landers 8018 Stallion Coutr Nashville, TN 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 128-10-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$138,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitchell Dane Goskie and spouse, Jeanne Goskie**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry W. Landers and spouse, Phyllis Landers** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Stacy Square, Section 2 of record in Book 4175, page 30, Register's Office for said County.

Said Lot No. 45 fronts 112 feet on the northwesterly margin of Stallion Court and extends back 121.1 feet on the northeasterly line and 134.4 feet on the southeasterly line to a dead line in the rear, measuring 53.8 feet thereon.

Being the same property conveyed to Mitchell Dane Goskie and wife, Jeanne Goskie by deed from Graeme H. Watt and wife, Lydia A. Watt of record in Book 9817, page 976, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4175 Page 30, said Register's Office, which Plan shows a 30 foot minimum building setback line from Stallion Court and a 10 foot easement for public utility and drainage purposes along the rear line(s).

This is improved property, known as: 8018 Stallion Court, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of April, 2004.

Mitchell Dane Goskie

Jeanne Goskie

State of TENNESSEE
County of DAVIDSON

On this 13th day of April, 2004 , before me the undersigned authority, personally appeared Mitchell Dane Goskie Jeanne Goskie , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Sworn and subscribed before me this 13th day of April, 2004

My Commission Expires:

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004