Davidson County DEEDWARR
Recvd: 05/13/04 14:21 2pgs
Fees:13.00 Taxes:325.60

20040513-0056185

	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $88,000.00. Affiant Subscribed and sworn to before me, this the 10th day of May, 2004. Notary Public My commission expires: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LAW

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Holly Alexander	**Holly Alexander**	**072-07-345.00**
1328 Love Joy Court	**1328 Love Joy Court**	
Nashville TN 37216	**Nashville TN 37216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Ann Goodwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Holly Alexander, an unmarried woman

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 Davidson County, Tennessee, being Lot No. 8, on the Plan of Ellis Estates, Section Two, of record in Book 6900, page 467, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Ann Goodwin, by Quitclaim Deed from Mary Ann Goodwin, dated 09/03/2003, of record in Instrument No. 200309110133420, Register's Office for Davidson County, TN.

Also being the same property conveyed to Mary Ann Goodwin by Quitclaim Deed from Harold F Goodwin, dated 04/07/2003, of record in Instrument No. 200304140049640, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 6900, page 467; Easements in Book 4097, page 211 and Book 4896, page 76, and Book 5193, page 393, TVA Easement in Book 4797, page 981 and Book 5153, page 390, and an Easement as set out in Consent Order No. A-8941 Circuit Court, for said county.

General Power of Attorney from Harold F Goodwin, Sr., to Mary A Goodwin in Instrument No. 200206240075625.

This is improved property, known as **1328 Love Joy Court, Nashville TN 37216**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **10th** day of **May, 2004.**

Mary Ann Goodwin

Mary Ann Goodwin

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Ann Goodwin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ **10th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/20/06

