WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 82,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MAY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/27/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00258

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lindsley Goodpasture and Robert Bradford	Wachovia Mortgage Corporation	MAP:83-7
720 Powers Avenue	1410 Commonwealth Drive	Parcel:146
Nashville, TN 37206	Wilmington, NC 28403	

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

VICKY L. FOURNIER AND JAMES R. WILLIAMS

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

LINDSLEY GOODPASTURE AND HUSBAND, ROBERT BRADFORD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 720 Powers Avenue, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 21st day of May, 2004.

Vicky L. Fournier

Thomas Fournier

James R. Williams

Denise Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, VICKY L. FOURNIER, THOMAS FOURNIER, JAMES R. WILLIAMS AND DENISE WILLIAMS, 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 Brentwood, Tennessee , this 21st day of May, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/28/04 14:16 2pgs
Fees:13.00 Taxes:306.73

20040528-0063153

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 4 of Block "B", on the Plan of Tillman's Subdivision, Park One, as shown on plat of record in Plat Book 1130, page 29, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nell M. Williams by Deed of record in Book 11152, Page 377, Register's Office for Davidson County, Tennessee. The said Nell M. Williams having since died. Subsequently, the subject property was devised to Vicky L. Fournier and James R. Williams, each receiving a 50% interest as tenants in common, as evidenced by Affidavit of Inheritance of record in Instrument No. 20030825-0123109, Register's Office for Davidson County, Tennessee.

Thomas Fournier, spouse of Vicky L. Fournier and Denise Williams, spouse of James R. Williams, join in this instrument to convey any and all interest they may have in the subject property by virtue of their respective marriages.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.