WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/04 08:41 2pgs
Fees:13.00 Taxes:554.63

20040826-0103157

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Bernice D. Gooch**
Address **412 Ocala Court North**
City/State/Zip **Nashville, TN 37211**

SEND TAX BILLS TO:
Name **Southstar Funding LLC**
Address **P.O. Box 200010-9246**
City/State/Zip **Kennesaw, GA. 30156**

FOR AND IN CONSIDERATION of the sum of **$10.00. Theresa C. Murphy, An Unmarried Woman and Vivian A Majors, An Unmarried Woman** have this day bargained and sold, and do hereby transfer and convey unto **Bernice D. Gooch, An Unmarried Woman and Nikki G. Hughes, An Unmarried Woman, as joint tenants with rights of survivorship , their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Section 3, Hickory Valley Subdivision, of record in Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being all of the same property conveyed to Theresa C. Murphy, unmarried and Vivian A. Majors, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Randall J. Wright and Elizabeth E. Wright, dated December 5, 2002, recorded December 9, 2002, of record in Instrument Number 20021209-0151023, Register's Office for Davidson County, Tennessee.

This conveyance is subject: Taxes for the year 2004 and subsequent years. Restrictive Covenants of record in Book 4604, page 526, Book 4630, page 548 and Book 5967, page 773, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 162 Group 5 Parcel 226

This is improved property known as: 412 Ocala Court North, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **16th** day of **August, 2004**.

Theresa C. Murphy
Theresa C. Murphy

Vivian A. Majors
Vivian A Majors

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Theresa C. Murphy and Vivian A Majors** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **16th** day of **August, 2004**.

Commission expires **January 26, 2008**

Jeffrey C. Horn
Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

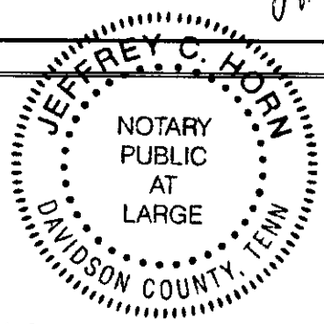
The actual consideration or value whichever is greater, for this transfer is **$149,900.00**

Affiant _____

Subscribed and sworn to before me, this the 16th day of August,2004.

My commission expires: January 26, 2008

_____
Notary Public - Register



My Commission Expires JAN. 26, 2008