Davidson County DEEDWARR
Recvd: 08/30/04 11:32 2pgs
Fees:13.00 Taxes:506.90

20040830-0104448

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Connie Games
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Games (NAME)	Countrywide Bank, a Division of (NAME) Treasury Bank, N.A.	MAP 121-00-0
1521 Pleasant Hill Road (ADDRESS)	1199 North Fairfax St., Ste. 500 (ADDRESS)	PARCEL 55
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Alexandria, VA 22314 (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, Frank Richard Waggoner, Sr., Executor of the Estate of Mamie C. Goodwin and Frank Richard Waggoner, Sr., individually

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

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:

BEING in the Third Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by John M. Sullivan, County Surveyor, on May 25, 1953, as follows:

BEGINNING at a point in the center line of the Pleasant Hill Road, N 3 deg. 15 min. E, 320 feet, and N 4 deg. 15 min. E, 622 feet, in all 942 feet from the center line of the Couchville Pike; thence N 89 deg. 45 min. W, 320 feet to a point, the southwest corner of this land; thence N 41 deg. 15 min. W, 139.9 feet to a point; thence N 4 deg. 15 min. E, 155 feet to a point; the northwest corner of this land; thence S 82 deg. 55 min. E, 420 feet to the center line of the Pleasant Hill Road, the northeast corner of this land; thence S 4 deg. 15 min. W, 210 feet along the center line of the Pleasant Hill Road, the southeast corner of this land and the point of beginning.

Being the same property conveyed to Cloyd S. Goodwin and wife, Mamie C. Goodwin by deed of record in Book 4446, Page 470, and to Mamie C. Goodwin by deed of record in Instr: 200003200028097, Register's Office, Davidson County, Tennessee. The said Cloyd S. Goodwin having predeceased Mamie C. Goodwin. The said Mamie C. Goodwin is now deceased as evidenced by Will of record in 04UP24, Probate Court Clerk's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1521 Pleasant Hill Road, Nashville, TN 37214
(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 my hand this 26th day of August 2004

Frank Richard Waggoner Sr. Executor
Frank Richard Waggoner, Sr., Executor

Frank Richard Waggoner, Sr.
Frank Richard Waggoner, Sr.

STATE OF OHIO
COUNTY OF Clermont

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Richard Waggoner, Sr.

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Bethel, Ohio on this the 26 day of August, 2004.

Commission expires: Brenda A. Roark Notary Public • State of Ohio My Commission Expires Nov. 13, 2008

Brenda A Roark
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

STATE OF OHIO)
COUNTY OF Clermont

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank Richard Waggoner, Sr. as Executor of The Estate of Mamie C. Goodwin, 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 and who further acknowledged that he/she is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 26 day of August, 2004.

Brenda A Roark
NOTARY PUBLIC

My Commission Expires:
Brenda A. Roark
Notary Public • State of Ohio
My Commission Expires Nov. 13, 2008

LEGAL DESCRIPTION CONTINUATION

The executor joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

This conveyance is subject to that part of the property lying within the boundary of Plesant Hill Road or Couchville Pike.

This conveyance is subject to any and all easements, if any.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.