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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23223-07-2004**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2004. Notary Public My Commission Expires: 7/25/2005 NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

WARRANTY DEED

Address New Owner: Jerry P. Park Julia Park 3713 Central Avenue Nashville, TN 37205	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map No.104.09-0 Parcel No. 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wendell G. Goodman and wife, Lucy E. Goodman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry P. Park and wife, Julia Park** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3713 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2004.

Wendell G. Goodman

Lucy E. Goodman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Wendell G. Goodman and wife, Lucy E. Goodman**, 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, at office, this 31st day of August, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/03/04 14:38 2pgs
Fees:13.00 Taxes:1702.00

20040903-0107141

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Richland Realty Company's Second Subdivision Division "B" as of record in Plat Book 332, page 92, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Wendell G. Goodman and wife, Lucy E. Goodman by deed dated August 26, 1988 from David A. Hildebrand and wife, Andrea Hildebrand of record in Book 7639, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.