Return to:
First Title & Escrow Co., Inc.
File Box 9B
#23398

THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.;
Woodard & Assoc.
408 Main Street; P.O. Box 708
Franklin, TN 37065-0708;
Ph. 615-794-7500
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Davidson County DEEDWARR
Recvd: 10/05/04 14:37 2pgs
Fees:13.00 Taxes:645.65
20041005-0119923

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Melissa Campbell Goodson 405 Ashlawn Court Nashville, TN 37215	New Owner	131-06-0-G-405.00 CO.

EXECUTOR'S DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, ***HAL MOORE, EXECUTOR OF THE ESTATE OF MARY CHARLOTTE PRICE (Davidson Co. Probate No. 04P1259) hereinafter called the Grantor,*** has bargained and sold by these presents does transfer and convey unto ***JOHN C. GOODSON and wife, MELISSA C. GOODSON hereinafter called Grantee, her heirs, successors and assigns,*** a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 405, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Book 7076, page 696, amended in Book 7308, page 859, Reg. Off. for Davidson Co., TN said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Tract No. 13 on the Plan of Resubdivision of Tracts 1, 2 and 11, Burton Hills of record in Plat Book 6250, page 978, Reg. Off. Davidson Co, Tenn.

Being the same property conveyed to Mary Charlotte Price from Christopher K. Clark by deed dated 25 February 2000 of record in instrument number 200004280042173, Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record.

This conveyance is made subject to applicable restrictions, building set-back line, all existing easements, all zoning regulations and to all conditions shown on the recorded map with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Grantor as executor of the Estate of Mary Charlotte Price further states and affirms that that all debts of the estate have been paid and that no claims have been filed against the estate and that proper publication pursuant to Tennessee law has occurred in this cause and further said executor hereto assumes any and all responsibility for any future estate debts as the sole heir, beneficiary and executor of the Estate of Mary Charlotte Price.

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.

This improved property is known as: 405 ASHLAWN COURT, NASHVILLE, TN 37215.

WITNESS MY HAND(S) THIS 29th (HM)(HM) day of September, 2004, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

X _____
HAL MOORE, Individually

X _____
HAL MOORE, as Executor of the
Estate of Mary Charlotte Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said state and county, HAL MOORE, the within named bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving herself to be the undersigned bargainor), and who acknowledged that they executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

Witness my hand and official seal at Davidson County this 29th day of September, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 5.19.07

STATE OF TENNESSEE // COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 174,500.00.

X _____
Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 29th day of September, 2004 in Franklin, Williamson County, Tennessee.

_____
NOTARY PUBLIC

My Commission Expires: 5.19.07