This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040478

**Send Tax Bills To:**
Countryside Home Loans
750 Old Hickory Blvd #150
Brentwood TN 37027

Davidson County DEEDWARR
Recvd: 10/19/04 12:17 2pgs
Fees:13.00 Taxes:432.90

20041019-0125512

**New Owner is:**
Derrick Fredritz
104 Valley Way
Antioch, TN 37013

MAP: 162-06
PARCEL: 301.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sean M. Goodwin and spouse, Audrey V. Goodwin**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Derrick Fredritz, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Valley Green of record in Plat Book 4460, Pages 96 and 97, Register's Office for said County. Said Lot No. 73 fronts 78.0 feet on the easterly margin of Valley Way and extends back 132.64 feet on the northerly line and 131.18 feet on the southerly line to a dead line in the rear. Measuring 78.0 feet thereon.

Being the same property conveyed to Sean M. Goodwin and spouse, Audrey V. Goodwin by Warranty Deed from Diane M. Todd LeBlanc, married, dated March 14, 1997, recorded March 18, 1997, in Book 10383, page 987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of October, 2004.

GRANTOR:

Sean M. Goodwin

Audrey V. Goodwin

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sean M. Goodwin and spouse, Audrey V. 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of October, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

**SWORN TO** and subscribed before me this 15 day of October, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008