REALTY TITLE
Bk 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy.**
**Hermitage, TN 37076**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $125,000.00**

Maria S Young
**Affiant**

**Subscribed and sworn to before me, this 17th day of December, 2004.**

Robin Teasley
**Notary Public**
**My commission expires: 11/27/06**

ROBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**15-0412-150074**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Linda Goodwin | America's Wholesale Lender | 086-04-0 |
| 512 Jackson Thistle | MSN-SV22 P.O.Box 10212 | 001.00 |
| Hermitage TN 37076 | Van Nuys, CA 91410-0212 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven S. Thomas and wife, Tammy S. Owens**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linda Goodwin, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 153 on the Plan of Jackson's Retreat, Phase 3, of record in Plat Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Steven S. Thomas and Tammy s. Owens by deed from Ronald Roger Gillihan, II and wife, Suzanne Gillihan, dated 12-18-2000, of record in Instrument No. 20001227-0126088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 512 Jackson Thistle, Hermitage, TN 37076

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 12/21/04 13:56 2pgs
Fees:13.00 Taxes:462.50
20041221-0151695

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 17th day of December, 2004.

Steven S. Thomas

Tammy S. Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven S. Thomas and Tammy S. Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 17th day of December, 2004.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.