State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Subscribed and Sworn to before me, this 30th day of December, 2004.

Affiant

Notary Public

My Commission Expires:

File No.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Tracey L. Poindexter		NAME: Tracey L. Poindexter	
STREET ADDRESS: 109 Southampton Court		STREET ADDRESS: 109 Southampton Court	
CITY: Goodlettsville	STATE: Tennessee	CITY: Goodlettsville	STATE: Tennessee
ZIP CODE: 37072		ZIP CODE: 37072	
MAP & PARCEL NO.: 026-07-0-119.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ruth G. Murray, a single person

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Tracey L. Poindexter, an unmarried woman

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 197 on the Plan of Windsor Green, Phase 11, Section 1, as shown by plat of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ruth G. Murray, a single person by Warranty Deed from Martha Loretta Patterson, a single person, dated 06/26/02, recorded 06/27/02, as Document No. 200206270077870, Davidson County, Tennessee.

This is improved property known as 109 Southampton Court, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do 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/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 2004.

Ruth G. Murray

Davidson County DEEDWARR
Recvd: 01/06/05 13:51 2 pgs
Fees:13.00 Taxes:466.20

20050106-0002365

State of Tennessee
County of Davidson } ss

On this the 30th day of December, 2004, before me, the undersigned Notary Public, personally appeared [redacted] **Murray**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sonya Lisa Avogast
Notary Public
My commission expires 4.11.05

WARRANTY DEED