Davidson County DEEDWARR
Recvd: 03/01/05 12:30 2 pgs
Fees:13.00 Taxes:503.20

20050301-0022389

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN01199

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$136,000.00 Kelley B. Goodman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of February, 2005
Notary Public
MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelley B. Goodman	**First Horizon Home Loan Corporation**	**026-06-04-032.00CO**
108 Canton Court	**1555 W. Walnut Hill Lane, Ste. 200**	
Goodlettsville, TN 37072	**Irving, TX 75038**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rainey Carroll a/k/a Catherine Rainey Cooper, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelley B. Goodman and husband, Luther E. Goodman, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 32 on the Plan of Windsor Green, Phase I, of record in Book 8250, ,page 995, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine Rainey Cooper, unmarried by Warranty Deed from Dial Properties, dated 12-7-00 and recorded 12-15-00 in Instrument Number 20001215-0123518, Register's Office for Davidson County, Tennessee. Catherine Rainey Cooper is also known as Rainey Carroll.

Subject to DCCR & By-Laws, Restrictive Covenants of record in Book 6406, page 929, Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowner's Association of record in Book 6396, page 542, Register's Office for Davidson County, Tennessee.

Subject to Cable Easement of record in Book 11534, page 618, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT A MARITAL RESIDENCE AND AS SUCH IS NOT SUBJECT TO ANY ~~HOMESTEAD~~ HOMESTEAD, DOWER OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 260-2-307, OR OTHER SIMILAR STATUTE.

Unimproved ( )
This is improved (X) property known as **108 Canton Court, Goodlettsville, TN 37072**
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 and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 25th day of February, 2005.

Rainey Carroll a/k/a Catherine Rainey Cooper

Rainey Carroll a/k/a Catherine Rainey Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rainey Carroll a/k/a Catherine Cooper the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of February, 2005.

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: _____

Notary Public

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public