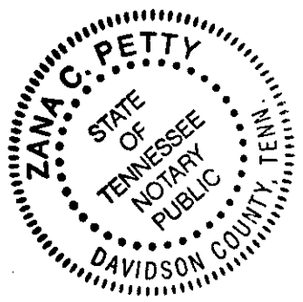
WARRANTY DEED

FILE BOX 45



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

X Karen Goodner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karen Goodner	GMAC Mortgage Corp.	Map 86
120 Lakeside	7 Carnegie Plaza	Group 10-0-A
Hermitage, TN 37076	Cherry Hill, NJ 08003	Parcel 13 CO

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

Debra L. Moore and husband, Michael B. Moore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Karen Goodner, unmarried

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:

BEING Lot No. 13, on the Plan of Hermitage Highlands, of record in Instrument 200304220052784, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Debra L. Moore and husband, Michael B. Moore by Quitclaim Deed dated March 29, 2004, from Richard A. Northcutt, Trustee, of record in Instrument 200404010036874, said Register's Office. See also Warranty Deed to Debra L. Jackson (now Debra L. Moore) dated September 8, 2003, of record in Instrment 2003092301409320, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6564, Page 740; Book 7347, Page 82; and Instrument 20030416-0050698, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200304220052784, said Register's Office.

Power of Attorney of record in Instrument 20050404 0036068, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 120 Lakeside, 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 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 1st day of April, 2005.

Davidson County DEEDWARR
Recvd: 04/04/05 10:32 2 pgs
Fees:13.00 Taxes:555.00



20050404-0036069

Debra L. Moore
Debra L. Moore

Michael B. Moore by Debra L. Moore
Michael B. Moore

ATTY-IN-FACT

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 Debra L. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Debra L. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael B. Moore as his Attorney in Fact as the free act and deed of the within named Michael B. Moore.

Witness my hand and official seal at Nashville, Tennessee the 1st day of April, 2005.

My Commission Expires:01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.