Davidson County DEEDWARR
Recvd: 04/26/05 08:16 2 pgs
Fees:13.00 Taxes:407.00
20050426-0045988

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Carla Renee Coleman 806 Tamarack S. Madison, Tennessee 37115	Same	53-09-076.00

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, Herbert Goodrich and wife, Yvonne Goodrich, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Carla Renee Coleman, unmarried, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 55-A, Zone 51, 54, 55 and 57 of Kimbolton, Phase 2 of record in Plat Book 6900, page 792, 793, and 794, and amended in Book 6900, page 891, said Register's Office to which plat reference is made for a complete description.

Being the same property conveyed to Herbert Goodrich and wife, Yvonne Goodrich from National City Home Loan Services, Inc. by deed dated 12/27/04 of record in Instrument No. 20050104-0001039, said Register's Office.

This is improved property known as: 806 Tamarack S., Madison, Tennessee 37115.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 15th day of April, 2005.

Herbert Goodrich

Yvonne Goodrich

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert Goodrich and Yvonne Goodrich with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 15th day of April, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Carla Ann Coleman
Affiant

Subscribed and sworn to before me this 15th day of April, 2005.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE