Return to: First Title and Escrow Company, Inc.
2000 Richard Jones Road Suite 110
Nashville, Tennessee 37215
File Number 24554 Box 9B

Davidson County DEEDWARR
Recvd: 09/01/05 13:11 2 pgs
Fees:13.00 Taxes:377.40
20050901-0105084

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 $102,000.00

Affiant

Subscribed and sworn to before me, this 25 **day of** August, **2005.**

Notary Public
My commission expires: _____

15-0507-150410

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeffrey D. Goodwin 1420 McKennie Ave. Nashville TN 37206	FMF Capital LLC 25 Century Blvd. Suite 606 Nashville Tennessee 37206	83-02-0-030

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, **Mary E. Robinson, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jeffrey D. Goodwin and wife, Jessi L. Goodwin,** 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. 9, on the Plan of H.M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Robinson, unmarried by deed from Ruby Lee Kennedy, unmarried, dated January 23, 1986, of record in Book 6769, Page 856, 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 1420 McKennie Ave., Nashville, TN 37206

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. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind myself, my 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.

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 25 day of August, 2005.

Mary E. Robinson

Mary E. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 25 day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

