This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

FILE BOX 45

DO NOT PUBLISH

ADDRESS NEW OWNER:

Blanca E. Davila and Jaime V. Cooper
305 Norway Court
Nashville, Tennessee 37211

SEND TAX BILL TO:

Mortgagee

MORTGAGEE:

Wilmington Finance, a division of
AIG Federal Savings Bank
11020 David Taylor Drive; Suite 405
Charlotte, NC 28262

MAP **133-07**
GROUP
PARCEL **299.00**

Davidson County DEEDWARR
Recvd: 10/03/05 14:03 2 pgs
Fees:13.00 Taxes:220.52

20051003-0118561

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen H. Goeller, unmarried**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Blanca E. Davila and Jaime V. *** 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:

***Cooper, both unmarried**

Land in Davidson County, Tennessee, being Lot No. 8-A on the Plan of Zone Lot Division Lots Nos. 8 and 9, ValleyView Terrace, of record in Plat Book 6250, page 67, amending Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Stephen H. Goeller by Quitclaim deed from Stephen Chaisson, unmarried, of record in Instrument no. 20050311-0027359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **305 Norway Court, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 29 day of **September, 2005.**

FILE BOX 45

Stephen H. Goeller

Stephen H. Goeller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen H. Goeller**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29 day of September, 2005.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $59,600.00.

Karen L. Suggs

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2005.

Patricia Nicholls

NOTARY PUBLIC

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/09