WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 15:48 3 pgs
Fees:18.00 Taxes:292.30

20051101-0132178

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 730,000.00

David P. Goodman, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF October, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title & Closing Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David P. Goodman, Jr. (NAME)	Regions Bank d/b/a Regions (NAME)	MAP 43-2A
125 Cedarwood Lane (ADDRESS)	601 S. Court (ADDRESS)	PARCEL 125
Madison, TN 37115 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	

FOR AND 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, Vonnie Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Goodman, Jr.

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:

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 125 Cedarwood Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of October, 2005

Vonnie Smith
Vonnie Smith

EXHIBIT "A"

Situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit G-125 of the property known as Phase Two Cedarwood Courtyard Homes, a Planned Unit Development, as shown on the plan of record in Book 5200, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vonnie Smith, an unmarried woman by Special Warranty Deed from Household Financial Center, Inc. of record in Instrument No. 20050420-0043826, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING: Restrictive Covenants of record in Book 5707, Page 121; Book 5720, Page 912; Book 5707, Page 167; Book 6062, Page 285; Book 5776, Page 741; Book 5307, Page 231; Book 5302, Page 546; Book 5669, Page 162; Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434; Book 6707, Page 216; Book 9010, Page 503; and Book 9010, Page 505, Register's Office for Davidson County; Tennessee. Further subject to Phase Two, Cedarwood Courtyard Homes, a Planned Unit Development, as shown on the plan of record in Book 5200, Page 60, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth therein. Further subject to the Deed to Cedarwood Courtyard Home Owner's Association of record in Book 5497, Page 595, Register's Office for Davidson County, Tennessee. Further subject to the Charter of Cedarwood Courtyard Homes Association of record in Book 5307, Page 226, Register's Office for Davidson County, Tennessee.

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 Vonnie Smith

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of October, 2005.

Commission expires March 25, 2006

Deanie L. Gregory
Notary Public

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 _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY