Hollins & Ass.
31-8
LM

STATE OF Tennessee)
COUNTY OF Davidson)
The actual consideration for this transfer of value of property (whichever is greater) is $130,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of December, 2005.

Notary Public
My Commission Expires: 5-23-09

LIANA C. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

Davidson County DEEDWARR
Recvd: 12/27/05 14:04 4 pgs
Fees:23.00 Taxes:481.00
20051227-0154086

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, TN 37219

ADDRESS NEW OWNER:
Bobby J. Goad, Sr.
Post Office Box 790
Goodlettsville, Tennessee 37070

SEND TAX BILL TO:
SAME

Map: 26-01, Parcel: 107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia Ann Cox, an unmarried woman, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Bobby J. Goad, Sr., a married man, hereinafter the GRANTEE, his successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 126 Two Mile Pike, Goodlettsville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to those set forth on Exhibit B, which is incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives 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 my hand this 16 day of DEC. 2005

GRANTOR:

Patricia Ann Cox

Patricia Ann Cox

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Patricia Ann Cox, the within named 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, at office, this 16th day of December 2005.

Stephen Richard Wilkins

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 23, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____ [Seal]

STEPHEN RICHARD WILKINS NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A
Real Property Description

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lots Nos. 15, 16, and 17 on the Map of Looney's Subdivision at Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, February 26, 1940, as follows:

Beginning on the northeasterly margin of Goodlettsville or Two Mile Pike at the southeast corner of the property conveyed to Mrs. Bessie Martin by deed from W. C. Moncrief and Company, Incorporated, of record in Book 1142, page 165, Register's Office for said County; thence with said Martin's southeasterly line North 40 deg. East 654 feet to the westerly margin of the right-of-way of the L. & N. R. R.; thence with said right-of-way South 17 deg. East 135 feet to the corner of Lots Nos. 17 and 18; thence with the line between said two lots southwesterly 582 feet to the northeasterly margin of said Pike; thence with same North 51 deg. West 75 feet to the beginning.

Being the same property transferred by Quitclaim Deed from M.E. Cox, sole heir of Thomas N. Cox, deceased, to Patricia Ann Cox, of record in Book 10483, Page 162, Register's Office of Davidson County, Tennessee, said property having been previously transferred to Thomas N. Cox and wife, Pearl Tucker Cox, by deed of record in Book 1449, Page 7, Register's Office of Davidson County, Tennessee, the said Pearl Tucker Cox having predeceased Thomas N. Cox and the said Thomas N. Cox having since died.

EXHIBIT B

Permitted Encumbrances

1. Real Property Taxes for 2006, a lien not yet due or payable.

2. Deed Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, for Drainage Easement of record in Book 4920, page 223, Register's Office, Davidson County, Tennessee.

3. Subject to the restrictive covenant restricting said lots for residential purposes contained in Deed Book 1142, page 265, Register's Office, Davidson County, Tennessee.

4. Subject to the right of way of L & N Railroad.