THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Our File Number: 22945S

Davidson County DEEDWARR
Recvd: 01/31/06 14:33 2 pgs
Fees:13.00 Taxes:795.50
20060131-0012102

MAP/GROUP/PARCEL: 172-12-B/32.9CO

NEW OWNER'S NAME AND ADDRESS:
CHARITY BRADSHAW & TED B. BRADSHAW
3201 COBBLE STREET
NASHVILLE, TN 37211

SEND TAX BILLS TO:
COUNTRYWIDE HOME LOANS
PO BOX 660694
DALLAS, TX 75266-0694

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JONATHAN G. GOODE and AMY L. GOODE, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, CHARITY BRADSHAW AND HUSBAND, TED B. BRADSHAW, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 284, on the Plan of Bradford Hills, Section 11 subdivision, as shown on plat of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 496, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 3201 COBBLE STREET, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Book 10631, Page 468, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

The signature of Jonathan G. Goode is hereby effected by the signature of his attorney-in-fact, pursuant to the Durable Power of Attorney, being recorded in Instrument No. 20060131 0012101 Register's Office for Davidson County, Tennessee.

Jonathan G. Goode by Amy L. Goode as atty-in-fact
JONATHAN G. GOODE

Amy L. Goode
AMY L. GOODE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, AMY L. GOODE AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR JONATHAN G. GOODE , with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 25th day of January, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $215,000.00.

Charity Bradshaw
AFFIANT

Sworn to and subscribed before me, this the 25th day of January, 2006.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006