	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$133,023.00**. Affiant Subscribed and sworn to before me, this the 23RD day of February, 2006. Notary Public My commission expires: 4-9-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Megan Clark Bowers	Sentrust Mortgage	61-15-115
1140 Ardee Avenue	P.O. Box 79041	
Nashville, Tennessee 37216	Baltimore, MD 21279	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jeffrey S. Goodwin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Clark Bowers, A Single WOMAN

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:

BEING Lot No. 16, Block B, Map of the Resubdivision at Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jeffrey Goodwin, unmarried, by instrument executed April 30, 2003, which is of record as Inst. No. 20030502-0058787, Register's Office for Davidson County, Tennessee. Jeffrey Shawn Goodwin, Jeffrey S. Goodwin, and Jeffrey Goodwin is one and the same person.

Davidson County DEEDWARR
Recvd: 03/01/06 08:30 2 pgs
Fees:13.00 Taxes:492.19
20060301-0023298

This is improved (**XXX**) Unimproved (____) property, known as **1140 Ardee Avenue, Nashville, Tennessee 37216**

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 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 convenant 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/our hand(s) this 23RD day of February, 2006.

Jeffrey S. Goodwin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Jeffrey S. Goodwin,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23RD** day of **February, 2006.**

Notary Public

My Commission Expires: 4-9-06

NOTARY PUBLIC AT LARGE
WILLIAM B. GREGORY
ROBERTSON CO., TENNESSEE