Davidson County DEEDWARR
Recvd: 03/14/06 15:54 3 pgs
Fees:18.00 Taxes:329.30
20060314-0029482

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of March, 2006, by and between DONALD R. GOODMAN, UNMARRIED, hereinafter called Grantor, and MATTHEW CARROLL and DANA CARROLL, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DONALD R. GOODMAN, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MATTHEW CARROLL and DANA CARROLL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 821 HERITAGE CIRCLE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

CAROL GOODMAN, wife of DONALD R. GOODMAN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Donald R. Goodman
DONALD R. GOODMAN
Signature of Seller

Carol Goodman
CAROL GOODMAN
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. GOODMAN, joined by his wife, CAROL GOODMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March 2006.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MATTHEW CARROLL and DANA CARROLL

6104 HOMECOMINGS WAY
BRENTWOOD, CA 94513

Property Address:

821 HERITAGE CIRCLE, MADISON, TENNESSEE 37115
Person Responsible for Taxes:

Same as New owner

Map & Parcel #: MAP 42-7, GROUP A, PARCEL 43 CO

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **89000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **March, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7768

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Revised Phase 2, Heritage Square, of record in Plat Book 5200, Page 378, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to DONALD R. GOODMAN, UNMARRIED, by Warranty Deed from D. Lynne Batey Woods, f/k/a D. Lynne Batey, of record in Book 10181, page 485, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 42-7, GROUP A, PARCEL 43 CO).

2. All matters as set forth on the Plan of Revised Phase Two, Heritage Square, of record in Plat Book 5200, page 378, said Register's Office, which plan includes a 20-foot minimum building setback line from Heritage Circle; a 20-foot x 2.5 foot utility anchor easement along the southwest corner of lot; and a 30-foot NES easement at rear portion of lot.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 5722, page 248, Register's Office for DAVIDSON County, Tennessee.

JRR CT.R