RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/28/06 09:28 2 pgs
Fees:13.00 Taxes:408.85
20060328-0034992

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Juanta Goodner **600 Merrylodge Court** **Nashville, TN 37207**	**NEW OWNER**	060-11-0A-055.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $110,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2006.

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **T&T Building Contractors, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Juanta Goodner, unmarried man** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot 67 of the Final Plat, Section Four, Pine Ridge, of record in Book 9700, Page 178, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to T & T Building Contractors, LLC by Warranty Deed from Zeke Swindle of record in Instrument No. 20050817-0097747, dated 08-15-05, Further being a portion of the same property conveyed to Zeke Swindle from Matt Ward of record in Instrument No. 20040928-0116497, dated 09-24-04, Register's Office for Davidson County, Tennessee. Further source of title in Book 9981, Page 699, said Register's Office

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 9700 , Page 178 , Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 7903, Page 352 and Instrument No. 20050419-0043618, said Register's Office. Declaration of Covenants, Restrictions and Conditions recorded in Book 7108, Page 1, Book 7396, Page 837, Book 10886, Page 791 and in Instrument No. 20000307-0023333, Register's Office for Davidson County, Tennessee By-Laws of record in Book 7108 page 1, Register's Office for said county.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2716 Pine Ridge Drive, Nashville, TN 37207 aka 600 Merrylodge Court, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 23rd day of March, 2006

T&T Building Contractors, LLC

Name:: _____

BY: Thomas E. Roberts, Sr.
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared , Thomas Roberts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Authorized Agent of T&T Building Contractors, LLC the within named bargainor, and that as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as Authorized Agent

Witness my hand and seal, at office in Tennessee, this the 23rd day of March, 2006

NOTARY PUBLIC

My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY