This space for Register's Office:

Davidson County DEEDWARR
Recvd: 04/04/06 12:01 2 pgs
Fees:13.00 Taxes:516.52
20060404-0038324

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael Goodner, et ux
512 Rural Hill Road
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map # 150.01-0-108.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **William D. Stewart and wife, Annita Stewart** hereinafter called the **Grantors**, do hereby convey unto **Michael E. Goodner and wife, Malisha M. Goodner** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land situated in Davidson County, State of Tennessee described as being Lot No. 32 on the Plan of Edge-O-Lakes Estates, Section 4, as of record in Book 3600, Pages 87 and 88, Register's Office for said County.

Said Lot No. 32 fronts 80 feet on the easterly side of Rural Hill Road and extends back 132.58 feet on the northerly line and 105 feet on the southerly line to a dead line, measuring 84.62 feet thereon.

Being the same property conveyed to William D. Stewart and wife, Annita Stewart by Warranty Deed of record in Book 10152, Page 862, Register's Office for said County.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 512 Rural Hill Road, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the 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,

unless otherwise herein set out.

GRANTORS FURTHER CONVENANT and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 29 day of March 2006.

William Darrell Stewart

Annita Stewart

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared William Darrell Stewart and Annita Stewart known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 29 day of March, 2006.

Notary Public in and for the
State of Tennessee

KIMBERLY B. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,600.00

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me on March 29, 2006.

Notary Public

My Commission Expires: ~~6/22/2008.~~
11-22-08