Records Return to:

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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104 Woodmont Blvd.
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W & I Ref:(db) Title No: 47041
Dav. Co. File: Box 8

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/07/06 10:35 2 pgs
Fees:13.00 Taxes:443.63
20060407-0040301

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Cook Kayla Cook 612 North Stonegate ~~Drive~~ Court Antioch, TN 37013	Choice One Mortgage 639 E. Main St. Ste B106 Hendersonville, TN 37075

TAX MAP-PARCEL NUMBERS: 165130A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$119,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melody Lee Boyette Goodner**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kayla McNicol Cook and Jonathan Cook, wife and husband** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 360 on the Plan of Peppertree Forest, Section Five, of record in Plat Book 7900, Page 499, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Melody Lee Boyette, unmarried by deed from Allen Earps and wife, Betty Earps dated June 4th, 1993 of record in Book 8978, Page 779 Register's Office for Davidson County, Tennessee. The said Melody Lee Boyette has since married and is now known as Melody Goodner.

Marc Goodner, spouse of Melody Lee Boyette Goodner, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan of Record in Book 7900, Page 499, said Register's Office, shows a 20 foot minimum building setback line from N. Stonegate Court and across the rear lot line, a 5 ft. building envelope along the northerly and southerly lot lines, and a 10 ft. public utility and drainage easement across rear lot line; The Declaration of Covenants, Conditions and Restrictions of record in Book 8757, page 607 and 623 and Book 9287, page 698, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 612 North Stonegate Court, Antioch, Tennessee 37013

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2006.

Melody Lee Boyette Goodner
Melody Lee Boyette Goodner

Marc Goodner
Marc Goodner

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2006 before me the undersigned authority, personally appeared Melody Lee Boyette Goodner and spouse, Marc Goodner, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

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 $119,900.00.

Kimberly Bradley
Affiant

Sworn and subscribed before me this the 31st day of March, 2006.

My Commission Expires: 3-11-09

DIANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
Notary Public