THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03079

Davidson County DEEDWARR
Recvd: 05/04/06 15:27 2 pgs
Fees:13.00 Taxes:432.90

20060504-0052274

Property Address:
4024 Navaho Trail, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lisa E. Benson, unmarried** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Zhatonda Goodman, unmarried,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 31 on the Plan of Apache Hills, Section 5, as shown by plat of record in Plat Book 5050, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Restrictions of record in Book 5040, Page 357, Register's Office, Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Dennis J. Fleming and Michelle J. Fleming, dated January 9, 2004. and recorded January 14, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200401140005649.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 1st day of May, 2006.

Lisa E Benson {Seal}
Lisa E. Benson

State of TENNESSEE
County of DAVIDSON

On this the 1st day of May, 2006, before me, the undersigned officer, personally appeared Lisa E. Benson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $117,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 1st of May, 2006.

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Charlotte A. Bethel
Notary Public

My Commission expires: 4-16-08

Name of Owner and Property Address:
Zhatonda Goodman
4024 Navaho TRAIL
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Zhatonda Goodman
4024 Navaho Trial
Nashville, TN 37211

Tax Parcel ID#: 148-15-0-127.00