THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 24456S

Davidson County DEEDWARR
Recvd: 06/28/06 09:05 2 pgs
Fees:13.00 Taxes:638.25
20060628-0077040

MAP/GROUP/PARCEL: 105-13/236

NEW OWNER'S NAME AND ADDRESS:
DAINA GOODWIN
2208 11TH AVENUE S.
Nashville, TN 37204

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
750 Old Hickory Blvd. Ste 180
Brentwood, TN 37027

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL KINZER and GRACE ANN TURNER, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, DAINA GOODWIN, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Duckworth's Addition to Nashville, of record in Book 57, Page 83, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Michael Kinzer and wife, Grace Ann Turner in Instrument No. 20020723-0088185, recorded July 23, 2002, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 2208 11TH AVENUE S., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

The signature of Michael Kinzer is hereby effected by the signature of his attorney in fact, pursuant to the Special Power of Attorney, being recorded in Instrument No._____, Register's Office for Davidson County, Tennessee.

Michael Kinzer by Grace Anne Turner a Atty in fact

MICHAEL KINZER by Grace Ann Turner as his attorney in fact.

Grace Anne Turner

GRACE ANN TURNER

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, Grace Ann Turner as and individual and as attorney in fact for Michael Kinzer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of June, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $172,500.00.

Shelby W. Shaw

AFFIANT

Sworn to and subscribed before me, this the 22nd day of June, 2006.

James Alexander

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

MY COMMISSION EXPIRES:
APRIL 17, 2010