RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14870

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

Our File Number: 26043S

MAP/GROUP/PARCEL: 096-14-0-120.00

NEW OWNER'S NAME AND ADDRESS:
KATHERINE WELTER
2918 LYNCREST DRIVE
Nashville, TN 37214

SEND TAX BILLS TO:
Wachovia Bank
Retail Credit Servicein V 3687
Roanoke, VA 24036-3687

Davidson County DEEDWARR
Recvd: 11/15/06 11:17 2 pgs
Fees:13.00 Taxes:571.65
20061115-0141804

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

STEPHEN R. GODDARD and KIMBERLY P. GODDARD, HUSBAND AND WIFE,

hereinafter called Grantors, does hereby transfer and convey unto, **KATHERINE WELTER, A MARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 776, on the Plan of Cloverhill, Section 9, as shown on plat of record in Plat Book 2331, page 44, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 776 fronts 75 feet on the northerly margin of Lyncrest Drive and extends back 234.1 feet on the easterly line and 207.7 feet on the westerly line to a broken line in the rear, measureing 132 feet thereon.

Being the same property conveyed to Stephen R. Goddard and wife, Kimberly P. Goddard by Deed of record in Book 9810, Page 855, recorded 09/29/1995, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 2918 LYNCREST DRIVE, Nashville, TN 37214.

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 bindsthemselves, 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.

STEPHEN R. GODDARD

KIMBERLY P. GODDARD

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **STEPHEN R. GODDARD and KIMBERLY P. GODDARD, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that THEY executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 9th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $154,500.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN