Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Devonna Stapleton
Affiant

Subscribed and sworn to before me, this 15th day of November 2006.

Priscilla C. Urbanek
Notary Public
My commission expires: May 24 2010

Davidson County DEEDWARR
Recvd: 11/17/06 12:24 2 pgs
Fees:13.00 Taxes:658.60
20061117-0143095

NOTARY PUBLIC AT LARGE
PRISCILLA C. URBANEK
DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica A. Morris	Bank of America	173-04-0-A-184.00
4916 Alexis Drive	P.O. Box 1675	
Antioch TN 37013	Coraopolis, PA 15108	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David Goodwin and wife, Karen Goodwin, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Monica A. Morris, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 184, on the Plan of Oak Highlands, Phase I, a Planned Unit Development, as shown on plat of record in Plat Book 6900, pages 432-435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Goodwin and Karen Goodwin, Husband and Wife by Deed of record in Book 11161, Page 981, recorded 10/20/1998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real estate taxes for the year 2007 and subsequent years. RE: Tax Parcel No. 173-04-0-A-184.00 2) All matters shown on Plat recorded in Book 6900, page 432-435. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7350, page 24 and re-recorded in Book 736, page 587 and amended in Book 8765, page 77, and in any allied instrument(s) referred to in said restrictions.

This property is improved property known as 4916 Alexis Drive, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15 day of November, 2006.

David Goodwin

Karen Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Goodwin and Karen Goodwin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15 day of November, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1532

Amy Cross Nance
State of Tennessee Notary Public
Williamson County