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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $202.457.20 .

Affiant

Subscribed and sworn to before me this 27th day of December, 2006.

Notary Public
My Commission Expires 04/22/09

Davidson County DEEDWARR
Recvd: 01/03/07 10:43 2 pg
Fees:13.00 Taxes:749.09
20070103-0000988

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

06-0785

Address of New Owner:	Send Tax Bills to:	Tax Information:
Roy Glenn Goodwin	New Owner	058
2095 Blue Hole Road		111.00
Ashland City, TN 37015		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Roy T. Goodwin Contractors, Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roy Glenn Goodwin**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being a part of Lot 6 on the plan of the partition of the real estate of Matthew Waggoner, of record in Minute Book "J", Page 456, County Court for Davidson County and a 1.9 acre, more or less, tract described in Book 444, Page 455, Register's Office for Davidson County, all of said property being described according to a survey by Turner Engineering Co. dated October 19, 1966, as follows:

Beginning at a point on the west margin of Highway 112, Clarksville Pike, said point being 45 feet from the center line and opposite center line survey Station 209 + 1.70; thence (1) South 34 deg. 34' West, a distance of 22.0 feet to a point; thence (2) South 55 deg. 26' East, a distance of 10.0 feet to point; thence (3) South 34 deg. 34' West, a distance of 165.2 feet to a highway marker; thence (4) In a southerly direction with a 990 foot curve to the left, a distance of 499.9 feet to a point on the said margin of Highway 112; thence (5) with a fence South 45 deg. 50' West, a distance of 74.3 feet to a fence post; thence (6) with a fence North 48 deg. 02' West a distance of 669.7 feet to a corner post; thence (7) with a fence North 48 deg. 17' West a distance of 1002.0 feet to a corner post; thence (8) with a fence North 63 deg. 53' East, a distance of 330.8 feet to break in fence; thence (9) with a fence South 84 deg. 46' East, a distance of 448.8 feet to an existing old iron pin in an old fence; thence (10) with an old fence North 71 deg. 58' East a distance of 265.2 feet to an iron pin set in a stump hole; thence (11) South 62 deg. 19' East, a distance of 325.8 feet to an iron pin in an old fence; thence (12) with a fence South 31 deg. 14' East, a distance of 200.0 feet to an existing iron axle; thence (13) with a fence South 30 deg. 36' East a distance of 351.6 feet to the point of beginning.

Being the same property conveyed to Roy T. Goodwin Contractors, Inc. by deed from Robert Leon Fanning and wife, Fronie L. Fanning, dated March 18, 2004, recorded in Instrument No. 20040323-0032755, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at **Clarksville Pike, Nashville, TN 37218.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 27th day of December, 2006.

Roy T. Goodwin Contractors, Inc.

By: Roy T. Goodwin
President

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 **Roy T. Goodwin**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **President** of **Roy T. Goodwin Contractors, Inc.** and that he is authorized by **Roy T. Goodwin Contractors, Inc.** to execute this instrument on its behalf by himself as such **President**.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of December, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN