WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-06-3602

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary T. Goodyear	Capital Bank & Trust Company	
3602 Westbrook Avenue	(NAME) 1808 West End Avenue, Suite 600	104-5-227.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES C. LEWIS AND WIFE, LOIS G. LEWIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ZACHARY T. GOODYEAR AND WIFE, MARTHA G. GOODYEAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 502 ON THE MAP OF RICHLAND REALTY COMPANY'S SUBDIVISION "C", AS OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY S. R. SANFORD, JR., SURVEYOR, SEPTEMBER 7, 1946, AS FOLLOWS:

BEGINNING AT AN OLD CUT IN THE SIDEWALK IN THE NORTH MARGIN OF WESTBROOK AVENUE, AT THE SOUTHWEST CORNER OF THIS LOT, BEING 55 FEET EAST OF THE CORNER LOTS NOS. 501 AND 502, AS MEASURED ALONG THE PRESENT NORTHERLY MARGIN OF WESTBROOK AVENUE AS RECENTLY LOCATED; THENCE ALONG THE MARGIN OF SAID AVENUE, EASTERLY 55 FEET TO A STAKE, AND CONTINUING WITH THE MARGIN OF THE SAME EASTERLY 43 FEET 10 INCHES TO A POINT AT THE BEGINNING OF A CURVE AND CONTINUING WITH THE MARGIN OF SAID AVENUE, AROUND A CURVE IN AN EASTERLY DIRECTION 128 FEET 4 INCHES TO A POINT AT THE BEGINNING OF ANOTHER CURVE WITH A RADIUS OF 9 FEET; THENCE AROUND SAID CURVE IN A NORTHERLY AND WESTERLY DIRECTION, TO THE SOUTHWESTERLY MARGIN OF MINNESOTA AVENUE, OR MURPHY ROAD; THENCE WITH THE MARGIN OF SAID AVENUE OR ROAD, AS NOW PRESENTLY LOCATED, NORTHWESTERLY 270 FEET TO A STAKE AND CUT, BEING THE NORTHWESTERLY CORNER OF THIS PROPERTY AND BEING 63 FEET SOUTHEAST OF THE CORNER LOTS NOS. 501 AND 502; THENCE SOUTHERLY 152 FEET 9 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. LEWIS AND WIFE, LOIS G. LEWIS BY WARRANTY DEED FROM MICHAEL A. FLOWERS AND WIFE, NANCY R. FLOWERS, RECORDED ON THE 15TH DAY OF OCTOBER, 1992 IN DEED BOOK 8758, PAGE 517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 421, page 31and Book 3672, page 375, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3602 Westbrook Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/05/07 12:41 2 pg
Fees:13.00 Taxes:1073.00

20070105-0002286

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 28th day of December, 2006.

James C. Lewis

Lois G. Lewis

STATE OF Tennessee
COUNTY OF Davidson

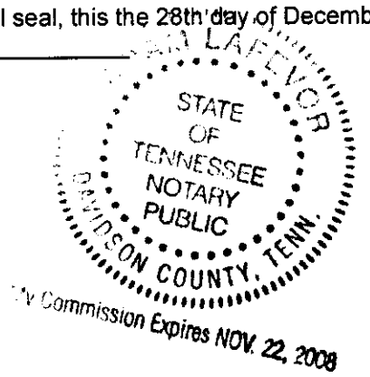
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Lewis and Lois G. Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903