FILE NO. SP45070
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 01/09/07 12:37 2 pgs
Fees:13.00 Taxes:580.53

20070109-0003761

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

Subscribed and sworn to before me this 5th DAY OF January, 2007

Notary Public

ALAN D. MAYO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

WARRANTY DEED

B-VRE-06-2148

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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
Kathleen N. Hardie	Ascend Federal Credit Union	
2148 Forge Ridge Circle (ADDRESS)	1611 N. Jackson Street (ADDRESS)	135-6A-36.00 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Tullahoma, TN 37388 (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 DONALD R. GOODE AND BENNETTA GOODE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN N. HARDIE, UNMARRIED, 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 LOT NO. 36 ON THE PLAN OF RESUBDIVISION OF LOT 1, FORGE RIDGE, OF RECORD IN PLAT BOOK 9700, PAGE 295 AND 296, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD R. GOODE AND WIFE, BENNETTA GOODE BY WARRANTY DEED FROM LENARD GOODE, UNMARRIED, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040914-0110694, 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 in Plat Book 9700, Page 295 & 296, and Book 10316, Page 880; Restrictions of record in Book 10284, Page 937; By-Laws of record in Book 10284, Page 958; Articles of Incorporation of record in Book 10477, Page 204; Easements of record in Book 9543, Page 800, Book 1083, Page 274 and Book 1129, Page 253; and Storm Water Detention Agreement of record in Book 10757, Page 488, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2148 Forge Ridge Circle, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 5th day of January, 2007.

Donald R. Goode

Bennetta Goode by Donald Attorney-in-fact.

Bennetta Goode by Donald R. Goode, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Goode 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 5th day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 5 day of January 2007, before me personally appeared Donald R. Goode to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bennetta Goode, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded in Instrument No. 20070109-0003760 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 5 day of January, ~~2006.~~ 2007

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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