36-1-725

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/22/07 10:32 2 pgs
Fees:13.00 Taxes:455.10
20070122-0008272

WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of January, 2007 by and between **Linda L. Goodbar and husband, Wayne A. Goodbar, Jr.,** hereinafter referred to as GRANTOR, and **Beverly R. Goodbar, married,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Hermitage Hills Subdivision, Section 1, as of record in Plat Book 2900, page 48 and 49, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 51 fronts 90 feet on the northeasterly side of Bonnaridge Drive and extends back 153 feet on the southwesterly line and 154.4 feet on the northwesterly line, to a dead line in the rear on which it measures 77.8 feet.

Being the same property conveyed to Linda L. Goodbar and husband Wayne A. Goodbar, Jr. by Quitclaim Deed from John E. Rodgers, Jr. Trustee, dated February 15, 2001, of record in Instrument 200102200015625, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to John E. Rodgers, Jr. Trustee by Quitclaim Deed from Linda L. Goodbar, dated February 13, 2001, of record in Instrument 200102130013788, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Mary W. Trombley by Warranty Deed from Geneva L. Rainey, dated February 15, 1996, of record in Book 9954, page 265, Register's Office for Davidson County, Tennessee. The said Mary W. Trombley, unmarried, died intestate on the 18th of May 2000, leaving as her sole heir at law her daughter, Linda L. Goodbar.

This is [X]improved [ ]unimproved property known as: **309 Bonnaridge Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Linda L. Goodbar

Wayne A. Goodbar, Jr.

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Linda L. Goodbar and husband, Wayne A. Goodbar, Jr., to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 12th day of January, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Beverly R. Goodbar
309 Bonnaridge Drive, Hermitage, TN 37076

Send Tax Statements to:
Countrywide Home Loans, Inc
3011 Armory Drive, Ste 120
Nashville, TN 37204

Map and Parcel--075.13-O-179.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $123,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12th day of January, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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