RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 02/05/07 10:38 2 pgs
Fees:13.00 Taxes:381.10
20070205-0014670

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2007.

NOTARY PUBLIC

My commission expires: My Commission Expires: December 12, 2010

NIEL BOSCHELE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOHN GOODRICH | Same as new owner | MAP 336-10 |
| 210 Seneca Forest Court | | GROUP B |
| Nashville, Tennessee 37217 | | PARCEL 39.00 |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THREE THOUSAND AND NO/100 ($103,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOHN GOODRICH, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **RODNEY BARNETT and wife, LULA BARNETT,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 54 on the plan of Condominium Site Plan, Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Book 5200, pages 573-574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Goodrich, unmarried by Warranty Deed from Darrell Robertson, unmarried, of record in Book 10335, page 905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 5200, pages 573-574; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 210 Seneca Forest Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 12th day of January, 2007.

JOHN GOODRICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Goodrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of January, 2007.

Notary Public

My commission expires: My Commission Expires: December 12, 2010

