Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1052

Davidson County DEEDWARR
Recvd: 03/06/07 13:51 2 pgs
Fees:13.00 Taxes:558.70
20070306-0027659

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Estate of Eleanor B. Handlan by Susan Handlan Keffer, Executrix, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Heather L. Goodwin, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit C-3 and Carport C-3 on the Plan of Harpeth Glen Condominium Apartments, Phase One, as of record in Book 4460, page 42, Register's Office for Davidson County, Tennessee, same being a family unit within the horizontal property regime established by the Master Deed for Harpeth Glen Condominium, of record in Book 4546, page 658, said Register's Office, to which reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Eleanor B Handlan by Quitclaim deed from Sara Jackson Handlan dated May 18, 2004 of record in Instrument No. 20040608-0067645, Register's Office for Davidson County, Tennessee. Said Eleanor B. Handlan is deceased and her Last Will and Testament is probated in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 05P1373. Said Last Will and Testament devises the subject real estate to her personal representative and directs that said personal representative sell said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6958 Highland Park Drive, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of February, 2007

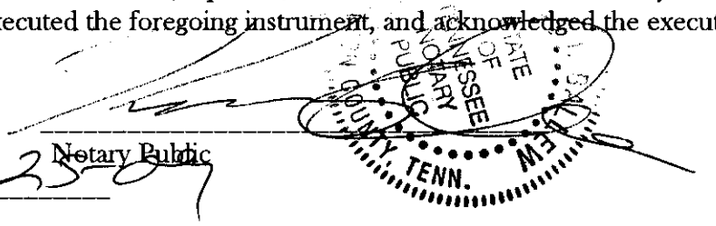
Estate of Eleanor B. Handlan

Susan Handlan Keffer, Executrix

BY: Susan Handlan Keffer, Executrix

State of Tennessee)
County of Davidson)

On this 28th day of February, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan Handlan Keffer as Executrix of the Estate of Eleanor B. Handlan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

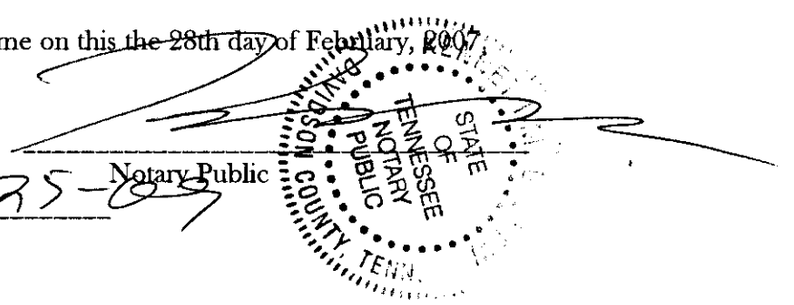
My Commission Expires: 7-25-2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 151,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of February, 2007.



Notary Public

My Commission Expires: 7-25-2009

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Heather L. Goodwin	American Home Mortgage	143-3-C-13CO
6958 Highland Park Drive	538 Broadhollow Road	
Nashville, TN 37205	Melville, NY 11747	