Davidson County DEEDWARR
Recvd: 03/30/07 11:17 2 pgs
Fees:13.00 Taxes:703.00

20070330-0038219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$190,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE: March 13, 2007.

NOTARY PUBLIC

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES:

My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jamie Goodwin 2185 Woodland Heights Cookeville, TN 38501	SAME AS NEW OWNER	**042-15-0-047.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD W. BOZARTH, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JAMIE GOODWIN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lots Nos. 73, 74, 75, and 76 of Block "B" on the Map of Marthona, Cumberland Development Company's Subdivision of the Ezell Farm, not of record, described to a copy of a survey thereof made in December, 1937, by J. A. Mefford, Surveyor, as follows:

BEGINNING at a point on the easterly margin of Ezell Road West 1400 feet south to the Southeast corner of said road and Old Hickory Boulevard, said point being the common corner of Lots Nos. 72 and 73; thence with the line between said lots, eastwardly 420 feet to a point, at the southeast corner of Lot 72 and northeast corner of Lot No. 73; thence southwardly 100 feet to a point, the common corner of Lots Nos. 76 and 77; thence with the line between said lots, westwardly 420 feet to the easterly margin of Ezell Road West; thence with the margin of said Road, northwardly 100 feet to the beginning.

Being the same property conveyed to Ronald W. Bozarth by Deed of record in Book 11015, Page 279 recorded 7/10/1998, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
213 W MARTHONA RD, MADISON, TN 37115

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. Whenever 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, this date: 03/13/07

Ronald W. Bozarth

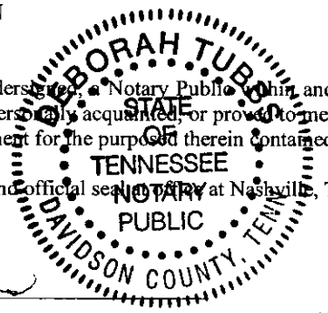
Ronald W. Bozarth

LTSR Number:

GTE File: 2007020720

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON



Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald W. Bozarth with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 13th day of March, 2007.

Notary Public

My Commission Expires JULY 21, 2007

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____