Davidson County DEEDWARR
Recvd: 04/17/07 11:09 2 pgs
Fees:13.00 Taxes:1135.90

20070417-0045691

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 12th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

P-FH-07-0509

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall K. Goodgame	American Home Mortgage	
509 Arrowwod Drive	(NAME) 520 Broadhollow Road	
(ADDRESS) Nashville, TN 37220	(ADDRESS) Melville, NY 11747	146-12-098.00
(CITY) (STATE) (ZIP)	(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 N. KEITH HAYS AND SPOUSE, J. KAY CREIGHTON-HAYS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL K. GOODGAME AND WIFE, AMY B. GOODGAME, 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. 265 on the Plan of Crieve Hall Estates Section Four of record in Book 2133, page 80 Register's Office for said County.

Said Lot No. 265 fronts 112.6 feet on the broken southerly margin of Arrowwood Drive and extends back 204.3 feet on the westerly line and 199.8 feet on the easterly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to James R. Rains and wife, Suzanne Rains (a one-half undivided interest) by deed from Ruth J. Rains of record in Book 6627, Page 613 on 08/08/1985 and filed for record on 08/09/1985, Register Office for said County.
Being the same property conveyed to James R. Rains and wife, Suzanne Rains, the remaining one-half undivided interest by deed from Ruth J. Rains of record in Book 6890, Page 960 on 06/16/1986 and filed for record on 06/18/1986, Register Office for said County.
Being the same property conveyed to N. Keith Hays and spouse, J. Kay Creighton-Hays by deed from James R. Rains and spouse, Suzanne Rains of record in Instrument 200505020048198 on 04/29/2005 and filed for record on 05/02/2005, Register Office for said County.

unimproved ( )
This is improved (X) property, known as 509 Arrowwood Drive, Nashville, Tennessee 37220
(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 12th day of April, 2007.

N. Keith Hays

J. Kay Creighton-Hays

STATE OF Tennessee
COUNTY OF DAVIDSON

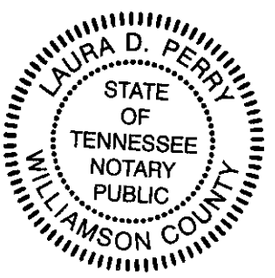
On this the 12th day of April, 2007, before me personally appeared N. Keith Hays and spouse, J. Kay Creighton-Hays to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of April, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959