PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(__gj_) Title No: 48639
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/14/07 12:50 3 pgs
Fees:18.00 Taxes:703.00
20070514-0057446

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott C. Billingsby 918 Harpeth Trace Drive Nashville, Tennessee 37221	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 143060B00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher M. Goodwin , unmarried and Patricia A. Edmundon Goodwin , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott C. Billingsby** 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 No. 2 on the Plan of Harpeth Ridge, Planned Unit Development of record in Book 5200, page 723, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher M. Goodwin, unmarried and Patricia A. Edmundson, unmarried, by deed from Linda G. Compton, unmarried of record in Doc. No. 20010821-0090335, Register's Office for Davidson County, Tennessee. The said Christopher M. Goodwin and Patricia A. Edmundson, now known as Patricia A. Edmundson, now known as Patricia A. Edmundson Goodwin have since married and subsequently, have since divorced by Final Decree of record in Docket NO. 05D-3857, in the Eighth Circuit Court for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book in Book 5200, page 723, said Register's Office, to which plan reference is hereby made for a more complete description thereof ; The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 6240, page 94, By-Laws of record in Book 6240, page 102, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 918 Harpeth Trace Drive, Nashville, Tennessee 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 10th day of May, 2007.

Christopher M. Goodwin

Patricia A. Edmundon Goodwin

State of Mass
County of Worcester

On this 10th day of May, 2007 , before me the undersigned authority, personally appeared Christopher M. Goodwin, 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.

RUTH C. COLBURN, NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 8, 2011

My Commission Expires: _____

Notary

State of MASS
County of WORCESTER

On this 10th day of May, 2007 , before me the undersigned authority, personally appeared Patricia A. Edmundon Goodwin, 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~~.

RUTH C. COLBURN, NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 8, 2011

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Sworn and subscribed before me this the 9th day of May, 2007

Notary Public

My Commission Expires: _____

Wldoc: Deed Wty—12/92

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.

WITNESS THE EXECUTION HEREOF this _____ day of May, 2007.

Christopher M. Goodwin

Patricia A. Edmundon Goodwin

State of _____

County of _____

On this _____ day of May, 2007 , before me the undersigned authority, personally appeared Christopher M. Goodwin, 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.

My Commission Expires: _____

Notary

State of _____

County of _____

On this _____ day of May, 2007 , before me the undersigned authority, personally appeared Patricia A. Edmundon Goodwin, 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.

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Sworn and subscribed before me this the 9th day of May, 2007

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public

Wldoc: Deed Wty—12/92