WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/07 09:43 4 pgs
Fees:23.00 Taxes:703.00
20070516-0058451

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of May, 2007

Notary Public

My Commission expires: 11-14-2009

(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Phol Huy	Green Bank	061-07-0-271.00
1012 Burchwood Ave.	100 North Main Street	
Nashville, TN 37216	Greeneville, TN 37743	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-law of Harold Gordon Goodpaster, one-half interest and The Heirs-at-Law of Betty B. Goodpaster, one-half interest**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phol Huy and Matthew Behnke,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 33 on the plan of I.C. McMahon's Subdivision of the Maplewood lands, of record in Book 547, page 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harold G. Goodpaster and wife, Betty B. Goodpaster, by deed from Franklin M. Jenkins and wife, Barbara Ann Jenkins, on December 21, 1993, of record in Book 9196, page 553, Register's Office for Davidson County, Tennessee. The said Betty B. Goodpaster having since died on July 5, 2006, leaving her one-half interest to her heirs-at-law, Maria Beth Goodpaster Cummings, Mitchell Goodpaster, Lisa Carol Goodpaster and Aubrey Goodpaster. The said Harold G. Goodpaster having since died on November 26, 2006, leaving his one-half interest to his heirs-at-law, Maria Beth Goodpaster Cummings, Mitchell Goodpaster, Lisa Carol Goodpaster and Aubrey Goodpaster, as evidence by Affidavit of Heirship recoding herewith and Probate File No. 07P-567 for the Estate of Harold Gordon Goodpaster, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-07-0-271.00.
- Subject to all matters as shown on the Plan of record in Book 547, page 78, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4764, page 879, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1020 Calvert Court, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 15, 2007.

The Heirs-at-law of Harold Gordon Goodpaster

BY: _____
Beth Goodpaster Cummings, heir-at-law

BY: _____
Lisa Carol Goodpaster, heir-at-law

Audrey Goodpaster, heir-at-law

BY: _____
Maria Beth Goodpaster Cummings, Attorney-in-fact

Mitchell Gordon Goodpaster, heir-at-law

BY: _____
Maria Beth Goodpaster Cummings, Attorney-in-fact

The Heirs-at-law of Betty B. Goodpaster

BY: _____
Beth Goodpaster Cummings, heir-at-law

BY: _____
Lisa Carol Goodpaster, heir-at-law

Audrey Goodpaster, heir-at-law

BY: _____
Maria Beth Goodpaster Cummings, Attorney-in-fact

Mitchell Gordon Goodpaster, heir-at-law

BY: _____
Maria Beth Goodpaster Cummings, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beth Goodpaster Cummings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2007

My commission expires 8/1/12

_____
Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa Carol Goodpaster**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2007

My commission expires 8/1/12

_____
Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Maria Beth Goodpaster Cummings,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Audrey Goodpaster**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Audrey Goodpaster**, the bargainor(s), by the said **Maria Beth Goodpaster Cummings**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15 day of May, 2007.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Maria Beth Goodpaster Cummings,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Mitchell Gordon Goodpaster**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Mitchell Gordon Goodpaster**, the bargainor(s), by the said **Maria Beth Goodpaster Cummings**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15 day of May, 2007.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beth Goodpaster Cummings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa Carol Goodpaster**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Maria Beth Goodpaster Cummings,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Audrey Goodpaster**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Audrey Goodpaster**, the bargainor(s), by the said **Maria Beth Goodpaster Cummings**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15 day of May, 2007.

NOTARY PUBLIC My Commission Expires: 8/10/10

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

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WITNESS my hand and seal, this 15 day of May, 2007.

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ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY