THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/06/07 12:11 2 pgs
Fees:13.00 Taxes:647.50
20070606-0067799

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| Jamie Goodwin | Jamie Goodwin | 119-13-0-238.00 |
| 511 Radnor Street | 511 Radnor Street | |
| Nashville, TN 37211 | Nashville, TN 37211 | |

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, **Patrick D. Chadwick**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jamie Goodwin**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being only Lot No. 107 on the Plan of College Heights, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot fronts 50 feet on the south side of Radnor Street and runs back southwardly 169 feet to an alley.

Being the same property conveyed to Patrick D. Chadwick from Ella Mai Miller by deed dated 9/6/06 of record in Instrument No. 20060907-0110625, said Register's Office. Also being the same property conveyed to Ella Mai Miller, unmarried from Jerri Shawn Williams by deed dated 8/4/06 of record as Instrument No. 20060810-0098714, said Registers Office; and also being the same property conveyed to Jerri Shawn Williams from Roy S. Jones and wife, Cynthia Lynn Jones by deed dated 02/25/00 of record as Instrument No. 200003020020641, said Register's Office.

This is improved property known as: 511 Radnor Street, Nashville, TN 37211

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 24 day of April, 2007.

Patrick D. Chadwick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Patrick D Chadwick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 24 day of April, 2007.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 24 day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.