PREPARED BY & RETURN TO:

CALVARY TITLE
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 06/20/07 14:59 3 pgs
Fees:18.00 Taxes:462.50
20070620-0073839

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, ($1.00) cash in hand paid, the r4eceipt of which is hereby acknowledged, the undersigned, HEBERT GOODRICH AND YVONNE GOODRICH has this day bargained and sold and does hereby transfer and convey unto KEITH A. TRAINER, AN UNMARRIED MAN , their heirs and assigns, forever, that certain parcel of real estate located in DAVIDSON County, the state of Tennessee, and being described as follows, to-wit:

See Exhibit "A" attached hereto and made apart hereof:

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said KEITH A. TRAINER, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 4th **DAY OF** June **, 2007.**

Hebert Goodrich
HEBERT GOODRICH

Yvonne Goodrich
YVONNE GOODRICH

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared HEBERT GOODRICH AND YVONNE GOODRICH 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(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th **day of** June **, 2007.**

PAMELA S. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Pamela S. Maurer
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/12/10

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Y. Yvonne Goodrich
Affiant

Subscribed and sworn to before me this 4th **day of** June **, 2007.**

My Commission Expires: 1/12/10

Pamela S. Mauer
NOTARY PUBLIC

PAMELA S. MAUER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel No. 075-01-0-055.00

Name and address of new owner & send tax Bills to:

KEITH TRAINER
908 Oak Vale
Hermitage, TN 37076

Exhibit A

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 108 Hermitage Hills, Section 12, as shown on plat of record in Plat Book 46756, page 125, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hebert Goodrich and Yvonne Goodrich by Special Warranty Deed from Bank One, NA, as Trustee dated 3-13-2007 as recorded in Instrument No. 20070403-0039425, Register's Office for Davidson County, Tennessee. by Substitute Trustree's Deed dated December 14, 2006 the said property was conveyed to Bank One, N.A.,. Also being the same property conveyed to Madlyon Carol Leggett Waters by Final Decree of Divorce recorded 04-15-1986 in Book 6829, page 502, Register's Office for Davidson County, Tennessee.