THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26664-05-2007** **Record & Return To:** **Cain and Holiday** **208 3rd Avenue North, Ste. 500** **Nashville, TN 37201** REALTY TITLE & ESCROW CO. INC 5111 Maryland Way, Suite 101 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me this 18th day of June, 2007. Notary Public My Commission Expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Weston O'Neal Goodwin 4224 Kevinwood Court Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 163010018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James J. Reese, Jr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Weston O'Neal Goodwin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

** Reese, Jr.,
O'Neal Goodwin

**-unmarried ##-unmarried

This is improved property located at 4224 Kevinwood Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2007.

James J. Reese, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James J. Reese, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2007.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/06/07 14:17 2 pgs
Fees:13.00 Taxes:518.00

20070706-0080913

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hickory Highland Place- Phase 2 as of record in Plat Book 9700, page 681, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James J. Reese, Jr. by substitute Trustee's deed dated January 6, 2006 from Paul N. Royal, substitute Trustee of record in Instrument No. 20060113-0005182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Hickory Highlands of record in Book 11103, page 990, amended in Book 11667, page 310, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 9700, page 681, Register's Office for Davidson County, Tennessee.