FILE NO. SP45355
FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2007

Notary Public

MY COMMISSION EXPIRES: 3/22/10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/07/07 08:16 2 pgs
Fees:13.00 Taxes:1139.60
20070807-0093724

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Samantha Gregor Moore	SunTrust Mortgage, Inc.	Map 075
1228 Lilac Drive	201 Fourth Avenue N, 7th Floor	Group 12-0-E
Hermitage, TN 37076	Nashville, TN 37219	Parcel 34.00-CO

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, we

James D. Goodwin and wife, Laura Nicole Goodwin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Samantha Gregor Moore and husband, Jeffrey A. Moore

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 13, on the Plan of Blossom Trace, First Revision, Final Plat, of record in Instrument 20010920-0101745 and corrected in Instrument 20011025-0116872, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Goodwin and Laura Nicole Goodwin, husband and wife, by Warranty Deed from Blossom Trace LLC, of record in Instrument 20030203-0014596, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, (2) Storm Water Detention Agreement of record in Instrument 20001220-0124666, (3) Agreement of record in Instrument 20010605-0058125, and (4) all matters appearing on the plat of record in Instrument 20010920-010745, and corrected in Instrument 20011025-0116872, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 200107240078292, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1228 Lilac Drive, Hermitage, TN 37076

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. 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 30th day of July, 2007.

James D. Goodwin

Laura Nicole Goodwin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Goodwin and Laura Nicole Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.