This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/21/07 09:17 2 pgs
Fees:13.00 Taxes:64.75
20070921-0112849

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark Kelley, the Vice President of **Independence Trust Company fbo B.S. Buell, I.R.A.** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Richard Goddard** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 39 feet of Lot No. 357 on the Plan of McGavock, Wetmore and Others' First Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County. Said part of Lot No. 357 fronts 39 feet on the westerly side of Arthur Avenue and extends back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to James C. Jordan, Jr. and wife, Virginia Annette Jordan, by Warranty Deed from Thomas E. Young and Julia Helen Young, dated 05/20/55 and recorded 05/31/55 in Book 2401, page 350, Register's Office for Davidson County, Tennessee.

Included in the above legal description but excluded from this conveyance.

Beginning at a point in the easterly margin of an alley, said point being the common corner between Lots 356 and 357 on the plan of McGavock, Wetmore and Others' Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of Lot 357 in the aforesaid subdivision, N 47 deg. 28' 24" W 39 feet to a point, said point being the common corner between the northerly 11 feet and the southerly 39 feet of said Lot 357; thence with the line of severance between the northerly 11 feet and the southerly 39 feet of said Lot 357, N 42 deg. 41' 10" E 89 feet to a point; thence S 2 deg. 23' 32" E 55.08 feet to a point in the common line between said Lots 356 and 357; thence with the common line between said Lots 356 and 357, S 42 deg. 41' 10" W 50 feet to the point of beginning.

Lot No. 358: Being the northerly 32 feet of Lot No. 358 in the Addition to Nashville, called the Town of McGavock, a plan of which is of record in Deed Book No. 21, page 23, Register's Office of Davidson County, Tennessee, the said northerly part of Lot No. 358 fronts 32 feet on the westerly side of Arthur Avenue (formerly Wetmore Street) and runs back between parallel lines 150 feet to an alley.

A certain tract or parcel of land situated and lying in the State of Tennessee, County of Davidson and City of Nashville, and more particularly described as follows:

Being the southerly eighteen (18) feet of Lot No. 358 and the northerly eleven (11) feet of Lot No. 357 in the addition to Nashville, Tennessee, called the Town of McGavock, a plan of which is recorded in Book No. 21, Page 23, in the Register's Office of said County, said southerly part of said Lot No. 358 and the northerly part of said Lot No. 357 together front twenty-nine (29) feet on the westerly side of Arthur Avenue, formerly Wetmore Avenue and extends back westwardly between parallel line, one hundred and fifty (150) feet to an alley.

Being the same property conveyed to James C. Jordan, Jr. and wife, Virginia A. Jordan, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, dated 05/18/94 and recorded 06/06/94 in Book 9369, page 404, Register's Office for Davidson County, Tennessee.

All being the same property conveyed to Independence Trust Company fbo B.S. Buell, I.R.A., by Warranty Deed from James C. Jordan, Jr. and wife, Virginia Annette Jordan dated 3-5-07 and recorded 3-19-07 as Instrument Number 20070319-0032918, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same

and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.
The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 20th day of September, 2007.

Independence Trust Company fbo B.S. Buell, I.R.A.

BY: Mark Kelly

TITLE: Vice President

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Mark Kelly the Vice president of Independence Trust Company fbo B.S. Buell, I.R.A., to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2007

Suzanne D Kimball
Notary Public

Commission expires 7/21/2010

Suzanne D. Kimball
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$17,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 20th day of September, 2007.

Notary Public

My Commission Expires:_____

Map and Parcel: 81-12-261.00, 81-12-260.00, 81-12-259.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Richard Goddard
1005 LAUREN CIRCLE
BURNS, TN 37029

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008