Davidson County DEEDWARR
Recvd: 10/02/07 12:12 2 pgs
Fees:13.00 Taxes:525.40

20071002-0117280

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45457

WARRANTY DEED

ALAN L. BRAUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Mark M. Goodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2007

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark M. Goodman	S A M E	119-15-77
3011 Mavert Dr.		
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, I/WE,

Margaret E. Quintal, f/k/a Margaret E. Daniel, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark M. Goodman, an unmarried person

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Southlake, Section IV, as of record in Book 3300, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Margaret E. Daniel, unmarried, by deed from Ervin M. Entrekin, Trustee, of record in Book 3701, Page 109, Register's Office for Davidson County, Tennessee. The said Margaret E. Daniel is now known as Margaret E. Quintal.

Unimproved ( )
This is improved (X) property known as 3011 Mavert Drive, 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. 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 my/our hand(s) this 27th day of September, 2007

Margaret E. Quintal by Herbert Wayne Daniel Attorney in Fact
Margaret E. Quintal by Herbert Wayne Daniel, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of September, 2007, personally appeared Herbert Wayne Daniel to me known to be the person who executed the foregoing instrument on behalf of Margaret P. Quintal as Attorney in Fact, and acknowledged that Herbert Wayne Daniel executed the same as the free act and deed of the said Margaret P. Quintal.

Witness my hand and official seal this 27th day of September, 2007.

Notary Public

My Commission Expires:_____

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010