21045-4
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/07 09:21 2 pgs
Fees:13.00 Taxes:444.00
20071217-0144272

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2007.

Notary Public

My commission expires: July 5, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Wain Fite	**JPMorgan Chase Bank, N.A.**	**Map 074-8, Parcel 007.00**
7015 Bonnamere Drive	**3415 Vision Drive**	
Hermitage, TN 37076	**Columbus, OH 43219**	

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,

Cynthia L. Modrall Goddard, married

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

Paul Wain Fite, unmarried

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. 828 on the Plan of Hermitage Hills, Section Seven, of record in Plat Book 3300, pages 62 and 63 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Joseph B. Modrall and Cynthia L. Modrall by Deed from Fed Austin West and wife, Lillian B. West, of record in Book 6839, Page 104, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Electronic File No. 891/163494, Docket No. 990-2246, Circuit Court Clerk's Office of Davidson County, Tennessee. The said property was further conveyed to Cynthia L. Modrall by Quitclaim Deed from Joseph Byce Modrall, of record in Book 11652, page 342, Register's Office for Davidson County, Tennessee. The said Cynthia L. Modrall having since married and is now known as Cynthia L. Modrall Goddard.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein is not the place of residence of the grantors spouse.

This is Improved (__X__) Unimproved (____) property, known as: **7015 Bonnamere 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 my/our hand(s) this **13th** day of **December, 2007.**

Cynthia L. Modrall Goddard

Cynthia L. Modrall Goddard

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 **Cynthia L. Modrall Goddard,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **December, 2007.**

Kim L Howell

Notary Public

My Commission Expires: July 5, 2012

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON