Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00.

Jennifer Thomas
Affiant

Subscribed and sworn to before me this 7 day of March, 2008.

Dana P. Mason
Notary Public
My commission expires: 3-6-11

DANA P. MASON
STATE OF TENNESSEE
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 03/18/08 11:09 2 pgs
Fees:13.00 Taxes:231.25
20080318-0027184

03-0801-35170

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Gootee 1119 Douglas Avenue Nashville, TN 37206	New Owner	072-13-0 417.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Franklin Garrett and James Dennis Garrett, heirs at law of Margaret Ann Taylor, deceased, and Jerry Franklin Garrett, Administrator of the Estate of Margaret Ann Taylor, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Gootee and Beverly Gootee, husband and wife, and Erin Moniz, a married woman, hereinafter called the Grantees, their successors 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 the West one-half of Lot No. 5 on the Map of Sharpe & Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for said County.

Said part of Lot No. 5 fronts 50 feet on the Northerly side of Winston Street or Douglas Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Howard Lee Taylor and wife, Margaret A. Taylor by deed from Midwest First Financial Limited Partnership, III, dated April 13, 1998, recorded May 14, 1998, of record in Book 10931, Page 788, Register's Office for Davidson County, Tennessee. Howard Lee Taylor and wife, Margaret A. Taylor having since died; Howard Lee Taylor having predeceased Margaret A. Taylor. By Order for Intestate Administration filed August 9, 2007 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-1188, Jerry Franklin Garrett and James Dennis Garrett were established as being the only heirs at law of the Estate of Margaret Ann Taylor, deceased. Margaret Ann Taylor and Margaret A. Taylor having been one and the same person. See also Affidavit of Heirship recorded as Instrument Number 20080318-0027183 This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1119 Douglas Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of March, 2008.

Jerry Franklin Garrett, Heir at Law of
Margaret Ann Taylor, deceased

James Dennis Garrett, Heir at Law of
Margaret Ann Taylor, deceased

Jerry Franklin Garrett, Administrator of
The Estate of Margaret Ann Taylor,
deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Franklin Garrett, Heir at Law of Margaret Ann Taylor, deceased and Administrator of The Estate of Margaret Ann Taylor, deceased, and James Dennis Garrett, Heir at Law of Margaret Ann Taylor, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 7th day of March, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09