RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 1/23/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Claire Gibson	Countrywide Bank, FSB	162010F04900CO
(NAME) 418 Claircrest Dr.	(NAME) P. O. Box 660694	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Hilary F. Sharkey, now known as, Hilary Sharkey Goodman and husband, Carl Wayne Goodman,

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

Sandra Claire Gibson,

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. 49 on the Plan of Clairmont, Phase 6, a Planned Unit Development, as of record in Plat Book 7900, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hilary F. Sharkey, a single person, by Deed from Rebecca Sell, a single person, Joseph Sell, a single person, James Sell, II and wife, Kimberly A. Sell, dated October 14, 1999, of record in Book 11719, Page 124, Register's Office for Davidson County, Tennessee. Hilary F. Sharkey having since married and now being known as Hilary Sharkey Goodman.

Carl Wayne Goodman, spouse of Hilary Sharkey Goodman, joins in this conveyance in order to convey any and all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved X property, known as 418 Claircrest Dr., Antioch, TN 37013
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of April, 2008.

Davidson County DEEDWARR
Recvd: 05/20/08 11:24 2 pg
Fees:13.00 Taxes:333.00
20080520-0051701

Hilary Sharkey Goodman

Carl Wayne Goodman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 30th day of April, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Hilary Sharkey Goodman, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2008.

Commission expires: 5-14-2011

SHARON L. RINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sharon L. Riney

Notary Public

STATE OF TENNESSEE

COUNTY OF Hamilton

I hereby certify that on this 2nd day of May, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Carl Wayne Goodman, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Signal Mtn, Tennessee this 2nd day of May, 2008.

Commission expires: 4-11-09

SUSAN DISHMAN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Susan Dishman

Notary Public