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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 06/05/08 09:52 2 pgs
Fees:13.00 Taxes:1184.00
20080605-0057762

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00 .

JoAnn B Sisemore
Affiant

Subscribed and sworn to before me this 2nd day of June, 2008.

Larry N Westbrook
Notary Public
My Commission Expires 4/22/09

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

08-0180

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert S. Goodwin Jr	Cartus Home Loans (fka Cendant Mortgage)	155-2-A
8025 Montcastle Drive	3000 Leadenhall Road	7.00 CO
Nashville, TN 37221	Mt. Laurel, NJ 08054	

WARRANTY DEED

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 **Edwin Benjamin Sanders and wife Mary H. Sanders**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert S. Goodwin Jr**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No 7 on the plan of Montcastle Estates, as of record in Plat Book 6900, pages 326 & 327, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Edwin Benjamin Sanders and wife, Mary H. Sanders, by deed from David W. Goins and wife, Laura B. Goins of record in Instrument No. 20030331-0042232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8025 Montcastle Drive, Nashville, TN 37221.**

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 our hands this 2nd day of June, 2008.

Edwin Benjamin Sanders

Mary H. Sanders

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 **Edwin Benjamin Sanders and wife Mary H. Sanders**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2008.

Notary Public

My Commission Expires: 4/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN