WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

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

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric S. Dill	First State Bank	03315007100
(NAME)	(NAME)	
902 Apple Valley Road	480 Oil Well Rd., Second Floor	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Jackson, TN 38305	
(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, Donnie Goodwin and wife, Julia A. Goodwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric S. Dill and Natalie B. Eubank, **tenants in common with right of survivorship**

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. 128, Section II, on the plan of Primrose Acres, of record in Plat Book 2900, Pages 43 and 44 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Donnie Goodwin by Warranty Deed from Charles G. Jett and wife, Suzanne A. Jett dated June 10, 1998 and recorded in Book 10978, Page 790 in the Register's Office for Davidson County, Tennessee. The said Donnie Goodwin subsequently conveyed all his right, title and interest in and to subject property to Julia A. Goodwin by Quitclaim Deed of record in Book 11598, Page 449, said Register's Office. The said Julia A. Goodwin subsequently conveyed all her right, title and interest in and to subject property to Donnie Gene Goodwin, a/k/a Donnie Goodwin by Quitclaim Deed of record as Instrument No. 20020703-0080155, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2008 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback line, etc., if any, as may appear on the Plan of Primrose Acres, Section II of record in Plan Book 2900, Pages 43 and 44 in the Register's Office for Davidson County, Tennessee and further subject to Restrictive Covenant for Detached Structure executed by Donnie G. Goodwin of record as Instrument No. 20060908-0111575 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/17/08 15:30 2 pg
Fees:13.00 Taxes:610.50

20080617-0062481

unimproved ( )
This is improved (X) property, known as 902 Apple Valley Road, Madison, TN 37115
(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 our hand s this 16th day of June, 2008

Donnie Goodwin

Julia A. Goodwin

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 Donnie Goodwin and wife, Julia A. Goodwin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 16th day of June, 2008.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY