Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $114,908.00

Affiant

Subscribed and sworn to before me, this 20th day of June, 2008.

Notary Public
My commission expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

05-0805-64205

Address of New Owner:	Send Tax Bills to:	Tax Information
RuVen Viteri 1015 Wesleyville St. Nashville TN 37217	W.R. Starkey Mtg. 5055 W. Park Blvd. Ste. 310 Plano TX	150-02-0-517

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, **Penny Harrington, Administratrix of The Estate of Sharon Griffin Goodman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RuVen Viteri and wife, Emily Viteri**, 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 Lot No. 62-B, on the Plan of Zone Lot Division of Lot 62, Harbor Gate, Section I, Revised, of record in Book 5200, Page 712, as amended Book 8250, Page 619, of record in said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon G. Goodman by deed from York Construction, LLC, dated August 30, 1996, recorded September 4, 1996, of record in Book 10178, Page 675, Register's Office for Davidson County, Tennessee. The said Sharon G. Goodman died Testate and by Last Will and Testament, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 08P-69. Subject property was devised to Kaia Goodman Anderson; further ordered, adjudged and decreed Penny Harrington, Adminstratrix of The Estate of Sharon Griffin Goodman, is authorized to grant, convey and sell the real property.

Sharon G. Goodman and Sharon Griffin Goodman are one in the same person.

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 1015 Wesleyville St., Nashville, TN 37217

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.

Davidson County DEEDWARR
Recvd: 07/14/08 12:16 2 pgs
Fees:13.00 Taxes:425.13
20080714-0071970

WITNESS my hand this 30th day of June, 2008.

The Estate of Sharon Griffin Goodman

Penny Harrington, Administratrix CTA

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 Penny Harrington, Administratrix of The Estate of Sharon Griffin Goodman, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 30th day of June, 2008.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010