WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/08 12:53 2 pgs
Fees:13.00 Taxes:347.97

20080730-0078051

LYNDA L. KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,045.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 2008

Notary Public

MY COMMISSION EXPIRES: 2-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 S. Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald S. Goodin, Jr. (NAME)	~~MidSouth Bank~~ Ronald S Goodin, Jr. (NAME)	MAP & PARCEL
3011 Lakeland Drive (ADDRESS)	~~One East College Street~~ 3015 Lakeland Dr. (ADDRESS)	096-14-0-208.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	~~Murfreesboro, TN 37130~~ Nashville 37214 (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, Marty Penix and Daryl Spicer and Brian Oldham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald S. Goodin, Jr. and wife, Crystal Moon Goodin

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, and being all of Lot No. 903, Clover Hill, Section No. XI, according to plat and survey of same appearing of record in Plat Book 2663, page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marty Penix, Daryl Spicer, and Brian Oldham, by deed from Anca Ifrim and husband, Adrian Ifrim, as shown of record as Instrument #20080331-0032273, Register's Office for Davidson County, Tennessee.

This property is subject to restrictive covenants of record in Book 2145, page 262, and Book 2746, page 207, Register's Office for Davidson County, Tennessee. This conveyance is also subject to a sanitary sewer easement of record in Book 4772, page 696, and to an avigation easement of record in Book 9177, page 852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

This property is not, nor ever was the primary residence of the Grantors, and used for investment purposes only.

unimproved ( )
This is improved (X) property, known as 3011 Lakeland Drive, Nashville, TN 37214
(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 25th day of July, 2008

Marty Penix — Owner agent — Brian Oldham

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marty Penix and Daryl Spicer and Brian Oldham

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 Murfreesboro, Tennessee, this 25th day of July, 2008.

Commission expires 2-21-2011

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