THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060503** Davidson County DEEDWARR Recvd: 08/18/08 14:29 2 pgs Fees:13.00 Taxes:2145.63 20080818-0084745	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $579,900.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2008. Notary Public My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: James R. Goldenring and Barbara Fingleton 4301 Dakota Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No: 09116027900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Yancy Lovelace III and William Y. Lovelace** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **James R. Goldenring and Barbara Fingleton, both unmarried as Joint Tenants with the Right of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 202 IN BLOCK 11 OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 202 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DACOTA AVENUE (FORMERLY 4TH AVENUE) AND EXTENDS BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM YANCY LOVELACE III AND WILLIAM Y. LOVELACE BY WARRANTY DEED FROM LEE ROY PEACH SR. AND WIFE, SALLY PEACH, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070914-0110176, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 4301 Dakota Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2008.

William Yancy Lovelace III

William Y. Lovelace by William Yancy Lovelace III by attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Yancy Lovelace III with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2008.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Yancy Lovelace III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for William Y. Lovelace, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of August, 2008.

Notary Public

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner

MY COMMISSION EXPIRES NOV 22 2010