(3)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00.
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2008. Notary Public MY COMMISSION EXPIRES: 4/22/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/28/08 09:48 2 pg
Fees:13.00 Taxes:825.10
20080828-0088330

NOTARY PUBLIC AT LARGE — WESTBROOK — WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christi B. Adams	SunTrust Mortgage, Inc.	MAP 173-09-A
8340 Saint Danasus Drive	P.O.Box 57028	PARCEL 264.00CO
Nashville, TN 37211	Irvine CA 92619	
(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, **William P. Goins and wife, Trisha Shrell Goins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christi B. Adams and husband,** Matthew Adams

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. 215 on the Plan of Lenox Village, Phase "E", of record in Instrument No. 20040109-0003952, said Registers Office, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to William P. Goins and Trisha Shrell Goins, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050811-0095359, said Registers Office, dated August 9, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8340 Saint Danasus Drive, Nashville, TN 37211.**

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 _____ hand( ) this the 25th day of August, 2008.

William P. Goins, by Kimberly Davis, Atty-in-fact

William P. Goins by Kimberly Davis, Attorney-in-Fact

Trisha Shrell Goins, by Kimberly Davis, Atty-in-fact

Trisha Shrell Goins by Kimberly Davis, 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, the within named **Kimberly Davis** 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 on the behalf of **William P. Goins,** as his Attorney in Fact, as the free act and deed of the within named **William P. Goins**.

Witness my hand and official seal this the 25th day of August, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 **Kimberly Davis** 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 on behalf of **Trisha Shrell Goins**, as her Attorney in Fact, as the free act and deed of the within named **Trisha Shrell Goins**.

Witness my hand and official seal this the 25th day of August, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN