WARRANTY DEED

P-KW-08-1992

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Carol A Clinton
Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2008

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Davis, Jr.	Newowner (NAME)	
1992 Port James Circle (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	165-09A-074.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH A. GOODMAN AND MARGARET M. GOODMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM L. DAVIS, JR., hereinafter called the Grantee(s), their heirs and assigns, that 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. 28 on the Plan of Section Three, Lakewood Village, of record in Instrument No. 20020321-0034912, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth A. Goodman, an unmarried man and Margaret M. Goodman, an unmarried woman, as joint tenants with rights of survivorship by deed from TF Homes, LLC of record in Instrument 200307150098506 on 07/01/2003 and filed for record on 07/15/2003, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2008 property taxes, which have been paid by the Grantor and prorated ; B) Instruments of record in Book 9700, page 464; Instrument Number 20020321-0034912, Book 11425, page 410, Book 11512, page 714 and Book 11421, page 342; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1992 Port James Circle, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of November, 2008.

Kenneth A. Goodman

Margaret M. Goodman

Davidson County DEEDWARR
Recvd: 12/23/08 10:42 2 pgs
Fees:13.00 Taxes:518.00

20081223-0122295

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 26th day of November, 2008, before me personally appeared Kenneth A. Goodman and Margaret M. Goodman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of November, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959