Davidson County DEEDWARR
Recvd: 12/30/08 14:48 2 pgs
Fees:13.00 Taxes:518.00
20081230-0123598

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Cynthia Duncan
Affiant

Subscribed and sworn to before me, this 29th day of December, 2008.

CINDY S. SMITH
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 11-14-09 My Commission Expires NOV. 14, 2009

06-0810-73263

Address of New Owner:	Send Tax Bills to:	Tax Information
Cynthia Duncan 512 Jackson Thistle Hermitage TN 37076	Wells Fargo Bank NA 1 E 22nd St., Ste 600 Lombard IL 60148	086-04-0-001.00

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, Linda Goodwin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cynthia Duncan, unmarried, 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. 153, on the Plan of Jackson's Retreat, Phase 3, of record in Book 5200, Pages 517-518, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Goodwin, unmarried by deed from Steven S. Thomas and wife, Tammy S. Owen, dated December 17, 2004, recorded December 21, 2004, of record in Instrument No. 20041221-0151695, Register's Office for Davidson County, Tennessee. Linda Goodwin and Linda K. Goodwin are one and 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 512 Jackson Thistle, Hermitage, TN 37076

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.

WITNESS my hand this 29th day of December, 2008.

Linda K. Goodwin also known as
Linda Goodwin
Linda Goodwin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand in Nashville, TN, this 29th day of December, 2008.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jenifer L Wise
Notary Public

My commission expires : 05/03/10

LW * Linda K. Goodwin AKA