This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Frances Goodner
304 Nesbitt Lane
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Elite Home Loans
109 West Park Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090022037 DEEDWARR
Recvd: 04/03/09 08:23 2 pgs
Fees:13.00 Taxes:301.21
20090403-0030074

MAP 42-8
GROUP
PARCEL 113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Brown,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Frances Goodner**, hereinafter called the GRANTEE, her 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. 9B on the Plan of Zone Lot Division of Lot Nos. 1 thru 10, 15 thru 24 and 51 thru 60 Heritage Place, of record in Plat Book 6250, page 632, Register's Office, Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Thomas J. Brown by deed from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D.C. dated March 29, 1989 of record in Book 7807, page 915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **304 Nesbitt Lane, Madison, Tennessee 37115.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **27th** day of **March, 2009.**

Thomas J. Brown

Thomas J. Brown

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas J. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of March, 2009.

Jean E Darling Giordano

NOTARY PUBLIC

My Commission Expires: June 27 2009

JEAN E. DARLING-GIORDANO
MY COMMISSION # DD 445342
EXPIRES: June 27, 2009
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~ ~~FLORIDA~~
COUNTY OF ~~WILLIAMSON~~ ~~BROWARD~~

The actual value or consideration, whichever is greater, for this transfer is $81,407.00.

Rebecca J. Barlow

AFFIANT

Subscribed and sworn to before me on this 27th day of March, 2009.

NOTARY PUBLIC

My Commission Expires: 7-5-11

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

F