39-B

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sarah Alexander Goodsell	Synovus Mortgage Corp.	Parcel ID:
304 Radnor Street	2204 Lakeshore Drive, Suite 325	11914027400
Nashville, TN 37211	Birmingham, AL 35209	

FOR AND IN 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

Shannon B. Erwin, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Sarah Alexander Goodsell and Gene S. Goodsell, III, wife and husband,
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:

BEING Lot No. 51 on the Plan of Pleasant View Subdivision, of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shannon B. Erwin, an unmarried woman, by Warranty Deed dated October 29, 2004, from Pamela M. Kiani, f/k/a Pamela M. King and Saeid Kiani, wife and husband, of record in Instrument 20041102-0131580, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees; and (2) all matters appearing on the plan of record in Plat Book 421, page 134, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 304 Radnor Street, 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 my hand this 26th day of June, 2009.

Shannon B. Erwin

BILL GARRETT, Davidson County
Trans:T20090044767 DEEDWARR
Recvd: 07/02/09 15:59 2 pgs
Fees:13.00 Taxes:708.55
20090702-0062112

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 Shannon B. Erwin, 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 for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2009.

My Commission Expires: 11-22-10

Notary Public

