WARRANTY DEED

G-VRE-09-803

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kate Dore	Franklin American Mortgage Company	
803 Porter Road (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	83-6-303.00

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 WAYNE M. GOODWYN AND JEFFREY W. BUNTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATE DORE, 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 14, BLOCK A, TILLMAN SUBDIVISION, PART 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 29, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WAYNE M. GOODWYN AND JEFFREY W. BUNTIN BY WARRANTY DEED FROM LARRY BERKLEY, UNMARRIED, RECORDED ON THE 27TH DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090227-0017577, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 803 Porter Road, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20090045448 DEEDWARR
Recvd: 07/07/09 11:04 2 pgs
Fees:13.00 Taxes:617.53
20090707-0063278

Witness my/our hand(s) this 30th day of June, 2009.

Wayne M. Goodwyn

Jeffrey W. Buntin by Wayne M. Goodwyn as Atty-in-Fact
Jeffrey W. Buntin by Wayne M. Goodwyn as
Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2009, before me personally appeared Wayne M. Goodwyn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of [redacted] and Jeffrey W. Buntin and who acknowledged he/she/they executed the same as the free act and deed of the said [redacted] Jeffrey W. Buntin.

Witness my hand and official seal, this the 30th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne M. Goodwyn the within named bargainor, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.