BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Garner M. Goode	First State Bank	Parcel ID:
4837 Briarwood Drive	7114 Hwy 70 South, Suite 105	14608004400
Nashville, TN 37211	Nashville, TN 37221	

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

Judith Ann Butler Landreth, Executrix of the Estate of Edith Earle Hicks f/k/a Edith E. Hardwick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Garner M. Goode and wife, Rachel S. Goode

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. 578 on the Plan of Section XIV, Caldwell Hall, as of record in Book 3300, Page 77, Register's Office for said County.

Said Lot No. 578 fronts 93.2 feet on the westerly side of Briarwood Drive and runs back 120.54 feet on the northerly line and 215 feet on the southerly line to a dead line in the rear on which it measures 127.85 feet.

BEING the same property conveyed to Edith E. Hardwick, now known as Edith E. Hicks by deed from The Kennedy Corporation, of record in Book 3503, Page 455, dated January 23, 1963, Register's Office for said County. The said Edith E. Hicks, f/k/a Edith E. Hardwick now being deceased. The Grantor herein executes this instrument as Executrix of the Estate of Edith E. Hicks pursuant to the authority granted by Will of the Decedent of record in the Probate Court of Giles County, Tennessee, File No. P-446-09.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 108; Book 3433, Page 100; and Book 3436, Page 335, Register's Office for said County.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Page 77, 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 4837 Briarwood Drive, 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 28th day of July, 2009.

The Estate of Edith Earle Hicks, f/k/a Edith E. Hardwick
By:

Judith Ann Butler Landreth, Executrix

BILL GARRETT, Davidson County
Trans:T20090051061 DEEDWARR
Recvd: 07/29/09 11:10 2 pgs
Fees:13.00 Taxes:673.40
20090729-0070894

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Ann Butler Landreth, Executrix of the Estate of Edith Earle Hicks f/k/a Edith E. Hardwick with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executrix of the Estate of Edith Earle Hicks f/k/a Edith E. Hardwick and as such Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of July, 2009.

My Commission Expires: 11/7/12

Notary Public

