SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

R-GFS-09-1628

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
Wayne Goodwyn	Wayne Goodwyn	
514 Russell Street	(NAME) 514 Russell Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	83-14-185.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RAVABAB, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WAYNE GOODWYN AND DEBBIE GOODWYN AND RANDALL GRACE, *hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Lot 86, A.V.S. LINDSLEY'S SUBDIVISION OF THE CHADWELL TRACT, as shown on plat of record in Plan Book 2, Page 24, Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to RAVABAB, a Tennessee general partnership by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, recorded on the 12th day of June, 2009 in Instrument No. 20090612-0054745, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters set forth in the plan of record in Plat Book 2, Page 24 Chancery Court and and and all other existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1628 Fatherland Street, 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 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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/our hand(s) this 2nd day of October, 2009.

RAVABAB, a Tennessee General Partnership

BY: Rhonda Martocci
Rhonda Martocci, General Partner

BILL GARRETT, Davidson County
Trans:T20090069126 DEEDWARR
Recvd: 10/09/09 10:41 2 pgs
Fees:13.00 Taxes:647.50
20091009-0094164

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of October, 2009, before me personally appeared Rhonda A. Martocci, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Managing General Partner of RAVABAB, a Tennessee General Partnership, the within named bargainor, and that she as such Managing General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of October, 2009.

Dennis R Spain
Notary Public

My Commission Expires: 10-3-11

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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