BILL GARRETT, Davidson County
Trans:T20090079786 DEEDWARR
Recvd: 11/24/09 10:27 2 pgs
Fees:13.00 Taxes:475.45
20091124-0107952

This instrument prepared by: Fearnley & Califf - Nashville, 565 Marriott Drive - Ste 850, Nashville, TN 37214

Record & Return To: Commerce Title & Escrow, LLC, 1812 Broadway, Nashville, TN 37203

WARRANTY DEED

File No. AV-09-5637

THIS INDENTURE made and entered into this 20th day of November 2009, by and between James Roberts, married, party of the first part, and Gregory L Goodrum, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 130 on the plan of Richland Meadows Subdivision, Section 3, as of record in Book 2083, Page 100, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:
Said Lot Number 130 fronts 60 feet on the westerly side of Meadow Crest Road and extends back and between parallel lines 148.2 feet to a said line.

Being all or part of the same property conveyed to James Roberts by virtue of that certain Substitute Trustee Deed dated February 24, 2009, at Instrument No. 20090311-0021883 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has never been used as his primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 9835, Page 365 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Roberts , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.
WITNESS my hand and official seal at office this 20th day of November, 2009.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Gregory L Goodrum 5637 Meadowcrest Lane Nashville, TN 37209
Tax Parcel No	10302020200
Property Address:	5637 Meadowcrest Lane Nashville, TN 37209
MAIL TAX BILLS TO:	First Community Mortgage, Inc 1610 South Church Street, Suite A **Murfreesboro, TN 37130**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $128,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2009.

Notary Public

My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY