DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$134,000.00 Patty Ann
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 26 DAY OF February, 2010.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary P. Kelly 205 Dedham Drive Nashville, TN 37214	Bank of America, N.A. 4500 Amon Carter Blvd. Fort Worth, TX 76128	Map 85.07 Parcel 55

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,

Judy Lynn Goodman, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mary P. Kelly, unmarried

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:

A Certain Tract or parcel of land in Davidson County, Tennessee, being described as follows:

Being Lot No. 208, Section Four, Stanford Country Club Estates of record in Plat Book 2900, Page 83 & 84, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Evelyn Baker and Helen Pritcher, joint tenants with right of survivorship by deed from Rob E. Smith and wife, Penny W. Smith, dated April 28, 1994, of record in Book 9332, Page 892, Register's Office for Davidson County, Tennessee. Helen Pritcher aka Helen Pritchard has since died leaving property vested in Evelyn Baker as surviving tenant. Property then conveyed to Evelyn Baker unmarried and Judy Lynn Goodman, married, joint tenants with right of survivorship by Quitclaim deed from Evelyn Baker dated November 12, 2002 of record in Instrument Number 20021113-0140857, Register's Office for Davidson County, Tennessee. Evelyn Baker died, March 18, 2008, leaving property vested in Judy Lynn Goodman as surviving tenant.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 83 & 84, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3066, Page 219, Amend in Book 3127, Page 370, Register's Office for Davidson County, Tennessee.
3) 2010 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **205 Dedham Drive, Nashville, TN 37214**
(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; 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(s) this 26 day of February, 2010.

Judy Lynn Goodman

BILL GARRETT, Davidson County
Trans:T20100012365 DEEDWARR
Recvd: 03/02/10 15:13 2 pgs
Fees:13.00 Taxes:495.80

20100302-0016023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Judy Lynn Goodman, with whom I am personally acquainted, (or who 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, at office, this 26 day of February, 2010.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076