WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kristi M. Gooden	Bank of America, N.A.	Parcel ID:
8240 Spring Ridge Drive	801 Crescent Center Dr.; #510	15515004700
Nashville, TN 37221	Franklin, TN 37067	

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

Donald D. Vancompernolle and wife, Mary L. Vancompernolle

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kristi M. Gooden and husband, Eric T. Gooden
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. 14, on the Plan of the First Revision of McCrory Heights, of record in Plat Book 9700, Page 162, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald D. VanCompernolle and wife, Mary L. VanCompernolle by deed from Buddy Dunn Contractors, L.P., of record in Book 10926, Page 152, Register's Office for said County.

This conveyance is subject to Restrictions of record in Plat Book 9700, Page 162, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 162, said Register's Office; (3) Easement for Overhang of record in Book 5263, Page 177, said Register's Office; (4) Easement for Water Line of record in Book 7142, Page 518, and Book 7474, Page 710, said Register's Office; (5) Easement for Sewer of record in Book 7598, Page 726, and Book 7542, Page 290, said Register's Office.

Power of Attorney of record in Instrument 20100419-0029428, 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 8240 Spring Ridge Drive, Nashville, TN 37221

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 our hands this 15th day of April, 2010.

Donald D. Vancompernolle By: Pamela H. Stowell
Donald D. Vancompernolle
By: Pamela H. Stowell, Attorney-in-Fact

Mary L. Vancompernolle By: Pamela H. Stowell
Mary L. Vancompernolle
By: Pamela H. Stowell, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100023126 DEEDWARR
Recvd: 04/19/10 15:44 2 pgs
Fees:13.00 Taxes:1350.50
20100419-0029429

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Pamela H. Stowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Donald D. Vancompernolle and Mary L. Vancompernolle as their Attorney in Fact as the free act and deed of the within named Donald D. Vancompernolle and Mary L. Vancompernolle.

Witness my hand and official seal at Nashville, Tennessee the 15th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

