This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20100038936 DEEDWARR
Recvd: 06/25/10 14:38 4 pgs
Fees:23.00 Taxes:910.20
20100625-0049921

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SARAH KIPPENBROCK LYONS (Formerly Known As Sarah Ann Kippenbrock) AND HUSBAND, DEREK E. LYONS ,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **FRANKLIN DOUGLAS GODWIN, A SINGLE MAN, DEBORAH GODWIN AND HUSBAND, MICHAEL H. TINDAL, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 334 of Lot 9, as shown on the plan of Normandy Place Condominiums, filed as Exhibit E to, and established by the Master Deed of record in Instrument 200202140019862 and amended in Instrument 200205230063131, said Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to SARAH ANN KIPPENBROCK by deed from RYAN MICHAEL HOLTHAUS AND WIFE, LORI JO HOLTHAUS of record in Instrument 200606210074083 on 06/20/2006 and filed for record on 06/21/2006, Register's Office for DAVIDSON County.

Map & Parcel: 104010B08900

* Derek E. Lyons, Husband of Sarah Kippenbrock Lyons joins in this conveyance to convey any right, title or interest he may have in the herein described property by virtue of his marriage to Sarah Kippenbrock Lyons.

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 1835, Page 10, Plat Book 4595, Page 193, Register's Office for Davidson County, Tennessee.

SUBJECT to Covenants, Conditions and Restrictions as set forth in Book 1266, Page 776, Book 1356, Page 716, Book 1408, Page 130, Book 1491, Page 290, Book 1553, Page 81, Register's Office for Davidson County, Tennessee.

SUBJECT to Easement(s) as shown of record in Book 4218, Page 818, Instrument 200802220017558, Book 3027, Page 526, Book 3027, Page 536, Register's Office for DAVIDSON County, Tennessee.

SUBJECT to Master Deed and By-Laws filed for record in Instrument 200202140019862, Master Deed Amended in 200205230063131, By-Laws Amended in 200802220017616, said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 18th day of June, 2010.

Sarah Kippenbrock Lyons 6/18/10
Sarah Kippenbrock Lyons
(Formerly known as Sarah Ann Kippenbrock)

Derek E Lyons by Sarah Kippenbrock Lyons
Derek E. Lyons, by Sarah Kippenbrock Lyons, his Attorney-in-Fact

his Attorney-in-Fact 6/18/10

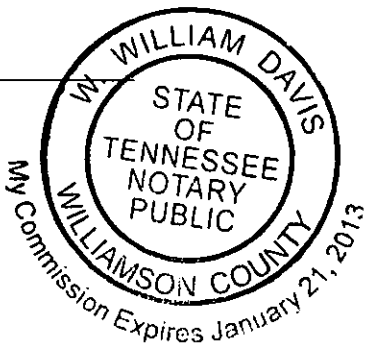
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Kippenbrock Lyons, formerly known as Sarah Ann Kippenbrock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of June, 2010.

NOTARY PUBLIC

My Commission Expires:



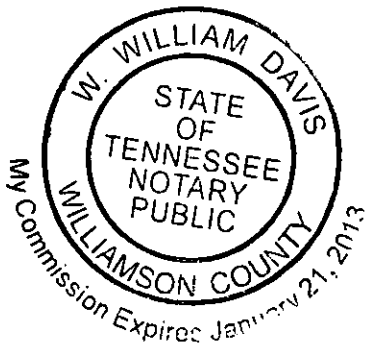
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Kippenbrock Lyons with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Derek E. Lyons and is authorized by Derek E. Lyons to execute this instrument on his behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 18th day of June, 2010.

NOTARY PUBLIC

My Commission Expires:



Grantee(s) Name, Address:	Send Tax Statement To:
Franklin Douglas Godwin	New Owner
334 Normandy Ct	
Nashville, TN 37209	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$246,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of June, 2010.

Tracey Perry
Affiant

Tracey Perry
Type or Print Name

(Seal) CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public

My commission expires:

3/19/2013

Carol T. Baker
Type or Print Name