BILL GARRETT, Davidson County
Trans:T20100062572 DEEDWARR
Recvd: 10/04/10 13:50 2 pgs
Fees:13.00 Taxes:606.80

20101004-0079152

Prepared by:
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Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October 2010

Notary Public
My commission expires: 11.22.10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald E. Qualls Sr. 2609 Brownwood Dr. Nashville TN 37214	Same	07303001800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Marion E. Goodwin , unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Donald E. Qualls Sr. and Barbara F. Qualls, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Sutherland Heights, of record in Book 2663, page 58, Register's Office for said County.

Said Lot No. 63 fronts 90.0 feet on the northwesterly margin of Brownwood Drive and extends back 343.5 feet on the northeasterly line and 337.4 feet on the southwesterly line to a dead line in the rear, measuring 165.0 feet thereon.

Being the same property conveyed to Marion E. Goodwin and spouse, Martha L. Goodwin by deed dated November 30, 1995 from Lillyan Blair Patterson, unmarried of record in Book 9875 Page 244, Register's Office for Davidson County, Tennessee. Martha L. Goodwin having died on January 28, 2009 leaving Marion E. Goodwin as the surviving tenant by the entirety.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which

are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Sutherland Heights of record in Book 2603 Page 58, Register's Office for Davidson County, Tennessee 5) Restrictive Covenant for Detached Structure of record in Instrument No. 200706210074149

This property is improved property known as 2609 Brownwood Dr., Nashville, Tennessee 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 1 day of October, 2010.

Marion E. Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion E. Goodwin , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19 day of October, 2010.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY