BILL GARRETT, Davidson County
Trans:T20110039970 DEEDWARR
Recvd: 07/05/11 10:25 2 pgs
Fees:13.00 Taxes:314.50
20110705-0051055

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

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2011, by and between Lolita Ann Booker, unmarried, party of the first part, and Elizabeth S Gooch, unmarried, 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:

All that certain parcel of land Davidson County, Tennessee, as more fully described in Instrument No. 20011005-0108474, ID# 059-10-275.00. Being known and designated as Lot No. 23, Section 7 Haynes Manor, recorded on 01/11/1985, filed in Book 6250, Page 292.

Being all or part of the same property conveyed to Lolita Ann Booker by virtue of that certain Quit Claim Deed dated March 11, 2010, at Instrument No. 20100616-0046967 in the Register's Office of Davidson County, Tennessee.

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 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions 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.

Lolita Ann Booker

Lolita Ann Booker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lolita Ann Booker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2011.

Notary Public

My Commission Expires: 7-7-2014

ARTRINA D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 7, 2014

Property Owner & Address: Elizabeth S Gooch

Tax Parcel No 05910027500

Property Address: 752 Garison Drive
Nashville, TN 37207

MAIL TAX BILLS TO: US Bank
4801 Frederica ST.
Owensboro, Ky 42304-0005

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 $85,000.00 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 30th day of June, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013