This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2011.

Notary Public

My Commission Expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Malisha M. Blackman Goodner **4312 Drakewood Lane** **Nashville, TN 37218**	**SAME**	**Map 69-3** **Parcel 104**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00) , cash in hand paid by MALISHA MICHELLE BLACKMAN GOODNER, married, (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, EARL A. WELLS and wife, EURSLA A. WELLS, (hereinafter referred to as GRANTORS), have bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, her heirs and assigns all rights, title, interest, claim or demand of GRANTORS in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 51 on the Plan of Enchanted Hills, Section 1, as of record in Book 3300, page 96, Register's Office of Davidson County, Tennessee.

Said Lot No. 51 fronts 102.0 feet on the easterly side of Drakewood Lane and extends back between lines 167.35 feet on the northerly line and 176.84 feet on the southerly line to a dead line in the rear on which it measures 51.36 and 51.3 feet thereon.

Being the same property conveyed to Earl A. Wells and wife, Eursla A. Wells, by deed from Lillian L. Harding, a single person, of record in Book 11018, page 936, dated July 7, 1998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record as Plat Book 3300, page 69, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110064838 DEEDWARR
Recvd: 10/17/11 14:35 2 pgs
Fees:13.00 Taxes:519.85
20111017-0080702

This is improved property commonly known as 4312 Drakewood Lane, Nashville, TN 37218.

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, her heirs and assigns, forever, GRANTORS do covenant with the said GRANTEE that they 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 land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons whomsoever. Whenever 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 13½ day of October, 2011.

Earl A. Wells
EARL A. WELLS

Eursla A. Wells
EURSLA A. WELLS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named EARL A. WELLS and wife, EURSLA A. WELLS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (Warranty Deed) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 13½ day of October, 2011.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.