|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$215,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 27 DAY OF October, 2011.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Goodwin 705 Spinnaker Cove Hermitage, TN 37076	New Owner	Map & Parcel 098090A05200CO

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,

B. David Fessenden and wife, Grace Fessenden

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sandra Goodwin, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 140 on the plan of Lakeshore, Phase 3-B, of record in Plat Book 7900, Page 677, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to B. David Fessenden and wife, Grace Fessenden by Deed from Ross N. Scharfenberger and wife, Carole Q. Scharfenberger dated May 18, 2005 of record in Instrument Number 20050519-0056843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 677, Register's Office for Davidson County, Tennessee.
2) Property is subject to Lakeshore, Phase 3-B, a Planned Unit Development, Charter of record in Book 7892, Page 464, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7572, Page 669, Register's Office for Davidson County, Tennessee
3) Property is subject to Quitclaim Deed for Common/Open Space of record in Book 10447, Page 932, said Register's Office.
4) 2012 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **705 Spinnaker Cove, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 27 day of October, 2011.

B. David Fessenden

Grace Fessenden

BILL GARRETT, Davidson County
Trans:T20110068238 DEEDWARR
Recvd: 11/01/11 08:43 2 pgs
Fees:13.00 Taxes:795.50
20111101-0084710

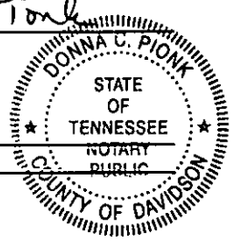
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, B. David Fessenden and wife, Grace Fessenden, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of October, 2011.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076