Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/08/03 15:15 2pgs
Fees:13.00 Taxes:702.82

20030708-0093926

39-B
File #03-1323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall G. Nixon, and wife, Heather C. Nixon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne K. Linden, and husband, Christopher W. Linden**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section II, Brookside Courts, Addition IV, of record in Book 1835, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Randall G. Nixon and wife, Heather C. Nixon by deed of record in Book 11492, Page 318, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5602 Vine Ridge Drive, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of June, 2003

X _____
Randall G. Nixon

X _____
Heather C. Nixon

State of Tennessee)
County of Davidson)

On this 26th day of June, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Randall G. Nixon and Heather C. Nixon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189,950.00.

X Suzanne K. Linden
Affiant

Sworn and subscribed before me on this the 26th day of June, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Suzanne K. Linden
5602 Vine Ridge Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, NA
200 S. College Street
Charlotte, NC 28255

TAX MAP-PARCEL #:
103-10-28