WARRANTY DEED

G-RME-03-5621

STATE OF Tennessee
COUNTY OF Davdison
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,400.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES:

TAFFIX SEAL

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Nixon	Pulte Mortgage Corporation	
5621 Cedar Ash Crossing	(NAME) 7475 South Joliet Street	164-13-4
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Englewood, CO 80112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL I. KATINA AND WIFE, KATHI A. KATINA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFERY NIXON, AN UNMARRIED MAN,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVDISON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 288 on the Plan of Section One, Asheford Crossing, of record in Book 7900, Page 937, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel I. Katina and wife, Kathi A. Katina from Phillips Builders, Inc. by Warranty Deed executed on November 30, 1995 and filed for record on December 5, 1995 in Book 9879, Page 921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 937; Book 9651, page 900; Book 9651, page 925; Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 97 and Book 11455, page 769, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5621 Cedar Ash Crossing, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 24th day of October, 2003.

Samuel I. Katina

Kathi A. Katina By: Kathi Katina Attorney In Fact

Davidson County DEEDWARR
Recvd: 11/03/03 08:51 2pgs
Fees:13.00 Taxes:523.18

20031103-0160501

STATE OF Tennessee
COUNTY OF Davdison

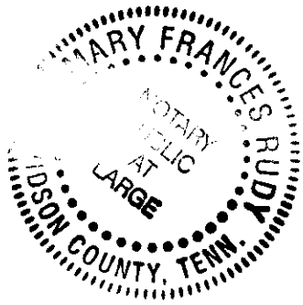
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Kathi A. Katina personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of October, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



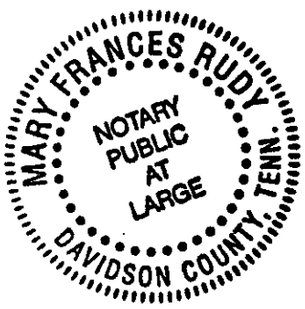
STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24th day of October, 2003, before me personally appeared Kathi A. Katina to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Samuel I. Katina and who acknowledged that he/she executed the same as the free act and deed by virtue of that Power of Attorney recorded concurrently herewith in Instrument No. 20031103-0160500, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 24th day of October, 2003.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903