Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,500.00

Affiant

Subscribed and sworn to before me this 28th day of April, 2004.

Notary Public
My commission expires

JENNIFER GREGORY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 14, 2007

RTEC No. 81203

Address of New Owner:	Send Tax Bills to:	Tax Information
Hunter D. Nichols	Centex Home Equity Co., LLC	149-06-0-015.00
2409 Ponderosa Way	P.O. Box 199400	
Antioch TN 37013	Dallas, TX 75219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William R. Reesman and wife, Anita R. Reesman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hunter D. Nichols and wife, Carol W. Nichols,** hereinafter called the Grantees, their successors 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. 40, on the Plan of Pebble Creek, Section Three, of record in Book 5210, page 169, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William R. Reesman and wife, Anita P. Reesman by deed from Gary W. Wilson and wife, Deborah L. Wilson of record in Book 9877, Page 937, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2409 Ponderosa Way, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/29/04 16:15 2pgs
Fees:13.00 Taxes:497.65
20040429-0048922

WITNESS my hand this 28th day of April, 2004.

William R. Reesman

Anita R. Reesman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William R. Reesman and Anita R. Reesman,** with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 28th day of April, 2004.

Notary Public

My Commission expires: 5/30/04

