Box 13 # 7819

This instrument prepared by: John F. Morreale, Attorney
Morreale, Mack & Terry, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 05/05/04 14:08 2pgs
Fees:13.00 Taxes:523.55
20040505-0051470

WARRANTY DEED

THIS INDENTURE, made this 27 day of April, A.D., 2004, by and between

Christian M. Holden and Brittany A. Holden Husband and wife

First Parties, and

Jimmie L. Nixon and wife, Connie ~~XXXXX~~ * B. * Nixon

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED DOC #20020906-0108087, ID# 150-07-509, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 386 ON THE FINAL P.U.D. PLAN OF THE RE-SUBDIVISION OF LOTS NOS. 380, 381, 384 AND 385, SECTION FOUR-B AND LOT NO. 386, SECTION FIVE, TOWNE VILLAGE OF THE COUNTRY, OF RECORD IN BOOK 6900, PAGE 450 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 386, WHICH IS A CORNER LOT, FRONTS 59.27 FEET ON THE SOUTHWESTERLY MARGIN OF COUNTRY WAY ROAD AND FRONTS 72.53 FEET ON THE NORTHWESTERLY MARGIN OF WELLSFLEET COURT, SAID FRONT AGES BEING JOINED BY A CURVE HAVING A LENGTH OF 36.49 FEET AND EXTENDS BACK, 120.10 FEET ON THE NORTHWESTERLY LINE AND 111.45 FEET ON THE SOUTHERLY LINE, TO A POINT OF INTERSECTION.

OWNER:
Jimmie L. Nixon
3437 Country Way Road
Antioch TN 37013

RESPONSIBLE TAXPAYER:
First Horizon Home Loan
P.O Box 146
Memphis TN 38101

MR-GM-10021-00434

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Christian M. Holden Brittany A. Holden

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, Christian M. Holden and Brittany A. Holden Husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26TH day of March, 20 04

_____ Notary Public

My Commission Expires: 08/22/2005

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 141,500.00. Affiant Heidi Jo Clayton.

Subscribed and sworn to before me this 27 day of April, 20 04.

My Commission Expires: _____

5/28/04

My Commission Expires MAY 28, 2006

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