RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Audrey Brooks
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005.

NOTARY PUBLIC

My commission expires: Sept 20, 2008

Davidson County DEEDWARR
Recvd: 06/15/05 15:47 2 pgs
Fees:13.00 Taxes:484.70
20050615-0068732

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Brooks 3408 Towne Village Road Antioch, TN 37013	American Mortgage Network 11625 Rainwater Dr., Ste. 650 Alpharetta, GA 30004	**150-07-0480.00**

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty One Thousand Dollars and Zero Cents ($131,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Jonathan Nixon and wife, Theresa Nixon,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Audrey Brooks** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County,** Tennessee, and being further described as follows, to-wit:

Being Lot no. 542, on the Plan of Towne Villages of the Country, Section 5, of record in Plat Book 6250, page 783, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jonathan Nixon and wife, Theresa Nixon , by Deed from Herschel Martin and wife, Cynthia Martin, dated 4-29-96, of record in Book 10034, Page 691, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this 27th Day of May, 2005.

Jonathan Nixon

Theresa Nixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Jonathan Nixon & Theresa Nixon, being by me and duly sworn (or affirmed), 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 and seal, this the 27th day of May, 2005.

Notary Public

My commission expires: 9-30-06

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006