Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return To:
Realty Title & Escrow Co., Inc.
206-A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Realty 484
39-B
File #05-1316

Davidson County DEEDWARR
Recvd: 06/29/05 12:29 2 pgs
Fees:13.00 Taxes:510.60
20050629-0074818

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 Chrissa J. Duke, now Chrissa J. Duke Walsh hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto David K. Nivens, unmarried, 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. 154 on the Plan of Section One, Hunters Branch, Planned Unit Development, of record in Plat Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Chrissa J. Duke, unmarried, by deed dated July 30, 1999 of record as Book 11605, page 322, Register's Office for Davidson County, Tennessee. Chrissa J. Duke, having since married James M. Walsh, is now known as Chrissa J. Duke Walsh. James M. Walsh joins in this conveyance to convey any and all marital interest he may have in the subject property.

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: 1512 Pointer Court, 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 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 16th day of June, 2005

Chrissa J. Duke Walsh

James M. Walsh

State of Tennessee)
County of Davidson)

On this 16th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Chrissa J. Duke Walsh and husband James M. Walsh, 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: 3/25/09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 138,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of June, 2005.

Notary Public

My Commission Expires: 1/24/09

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

NEW OWNER:
David K. Nivens
1512 Pointer Court
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Decision One Mortgage Co., LLC
6060 JA Jones Dr., Suite 1000
Charlotte, NC 28287

TAX MAP-PARCEL #:
172--8-A-154CO