20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,900.00

x Alden A. Lockridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/15/05 14:01 2 pg:
Fees:13.00 Taxes:1294.63
20051115-0138080

DANIEL L. WISCHHUSEN NOTARY PUBLIC STATE OF TENNESSEE COMMISSION EXPIRES 9/22/07 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alden A. Lockridge (NAME)	Flagstar Bank, FSB (NAME)	MAP 049-00-0
3911 Lloyd Road (ADDRESS)	5151 Corporate Drive (ADDRESS)	PARCEL 279.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Troy, MI 48098 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack O. Nixon, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alden A. Lockridge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of real property in the Third Council District of Davidson County, Tennessee, known as 3911 Lloyd Road, Whites Creek, Tennessee, being further described according to a survey by Walter Davidson & Associates dated March 20, 2001:

Commencing at a point at the west end of the radius return formed at the intersection of the Western right of way of Whites Creek Pike (US Highway 431), and the northern right of way of Lloyd Road, thence with the northern right of way South 85 degrees 30 minutes 18 seconds West a distance of 214.90 feet to an iron rod being the True Point of Beginning; thence continuing with said right of way of Lloyd Road South 85 degrees 30 minutes 18 seconds West a distance of 163.94 feet to a concrete monument at the common corner with the property belonging to the Metropolitan Nashville Davidson County Board of Education (Known as Alex Green School); thence with the common line with the school North 02 degrees 59 minutes 48 seconds West a distance of 192.00 feet to the southwest corner of the property belonging to the Cedar Star Lodge 409 as of record in Book 3914, Page 694, Register's Office for Davidson County, Tennessee; thence with the common line with the lodge South 87 degrees 12 minutes 32 seconds East a distance of 159.61 feet to an iron rod at the northwest corner of the property belonging to the Methodist Church Alex Green Parsonage as of record in Book 3785, Page 507, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 3911 Lloyd Road, Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 14th day of November, 2005

Jack O. Nixon
Jack O. Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack O. Nixon, a married man

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of November 2005.

Commission expires 9/22/07

Notary Public

DANIEL W. SCHILLO
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

County, Tennessee; thence with the common line with the parsonage South 04 degrees 41 minutes 46 seconds East a distance of 171.69 feet to the True Point of Beginning, containing 29375 square feet or 0.674 acres, more or less.

Being the same property conveyed to Jack O. Nixon, a married man by Warranty Deed from William H. Thompson, Jr. and wife, Jean O. Thompson, of record by Instrument No. 20050510-0052839 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.