WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 10:40 2 pgs
Fees:13.00 Taxes:555.00
20060117-0005969



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Donna D Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2006

Katrina Nichols
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Irvin	CTX Mortgage Company, LLC	065.05-035.00
(NAME)	(NAME)	
4805 Smokey Drive	801 94th Avenue N. Ste. 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(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, Brian T. Nichols and wife, Lisa M. Nichols, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Irvin and wife, Lindsey Katherine Irvin, 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:

Being Lot No. 451 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, page 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian T. Nichols and wife, Lisa M. Nichols, and Robert G. Holt and wife, Linda J. Holt, by Deed from Charles Thomas Buchanan, Judy Lynne Buchanan, and Rebecca J. Buchanan, dated January 31, 1994, and recorded February 3, 1994, in Book 9239, page 717, said Register's Office. the said Robert G. Holt and wife, Linda J. Holt, having conveyed their interest in said property to Brian T. Nichols and wife, Lisa M. Nichols, by Quitclaim Deed recorded May 17, 2004, as Instrument No. 200405170057425, said Register's Office.

unimproved

This is improved ✓ property, known as 4805 Smokey Drive, Old Hickory, TN 37138
(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 our hands this. 12 day of JANUARY, 2006

Brian T. Nichols

Lisa M. Nichols

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian T. Nichols and wife, Lisa M. Nichols, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 12th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 5-30-07

DARRETT F. LITTLETON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 05/30/2007