Davidson County DEEDWARR
Recvd: 02/28/06 12:32 2 pgs
Fees:13.00 Taxes:1035.63

20060228-0022940

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$279,900.00**

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2005.

Notary Public

My commission expires: 4-9-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stevenson L. Nixon, and Lois Nixon	**GMAC Mortgage Corporation**	
2709 Stokers Lane South	**100 Witmer Road, P.O. Box 963**	**Map 070-03-0-A**
Nashville, TN 37207	**Horsham, PA 19044**	**Parcel 029.00 CO**

FOR AND IN 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 ACKNOWLEDGE, WE,

Cumberland Builders, Inc.

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

Stevenson L. Nixon and wife, Lois Nixon

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 29, on the plan of Nocturne Forest, Phase II, of record as Instrument No. 20000602-0055004, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Cumberland Builders, Inc. by instrument which is of record as Instrument No. 20050906-0106871, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of Nocturne Forest, Phase II, of record as Instrument No. 20000602-0055004, Register's Office, Davidson County, Tennessee; and, to restrictions, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Instrument No. 20001115-0113379 said Register's Office.

This is improved (**XXX**) Unimproved (____) property, known as **2709 Stokers Lane South, Nashville, Tennessee 37207**

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 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 convenant 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/our hand(s) this 30th day of December, 2005.

Cumberland Builders, Inc.

Cathy Hardaway, VP

Cathy Hardaway Vice President

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cathy Hardaway, Vice President** of **Cumberland Builders, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Vice President** of **Cumberland Builders, Inc.,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Cathy Hardaway** as **Vice President.**

Witness my hand, at office, this **30th** day of **December, 2005.**

Notary Public

My Commission Expires: April 9, 2006.