Davidson County DEEDWARR
Recvd: 03/17/06 14:13 2 pgs
Fees:13.00 Taxes:536.50

20060317-0031179

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 10th day of March, 2006.

Notary Public
My commission expires: 2-1-09

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

15-0602-150662

Address of New Owner:	Send Tax Bills to:	Tax Information
Tracy P. Nicholson	Countrywide Home Loans, Inc.	063-16-0-B-179.00
179.00		
1117 Dawnwood Drive	750 Old Hickory Blvd., #180	
Old Hickory TN 37138	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer Ann Bell unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tracy P. Nicholson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 261, on the Plan of Plan of Hampton Park, (f/k/a Chitwood Downs, a Planned Unit Development), of record in Book 6900, Page 405, as amended in Book 6900, Pages 550-552, and as corrected by Certificate of Correction in Book 7462, Page 445 and Book 8110, Page 401; and amended in Book 8181, Page 112, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Ann Bell by deed from James B. Porter and wife, Kristie Porter, dated 6-26-02, of record in Instrument No. 20020705-0081227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1117 Dawnwood Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

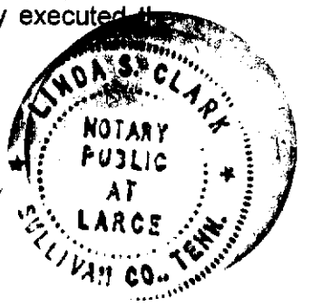
WITNESS my hand this 10th day of March, 2006.

Jennifer Ann Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Ann Bell and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 10th day of March, 2006.



State of Tennessee at Large

My Commission expires
8/5/06