WARRANTY DEED

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2006.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda Dickerson	**Countrywide Home Loans, Inc.**	**053-12-251**
1053 Donoho Drive	**7105 Corporate Drive**	Davidson County DEEDWARR Recvd: 05/17/06 10:08 2 pgs Fees:13.00 Taxes:425.50
Old Hickory, TN 37138	**Plano, TX 75024**	20060517-0057620

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 ACKNOWLEDGED, I,

Kevin P. Hix, married

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

Amanda Dickerson

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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Jackson's Landing Estates, Section II, as of record in Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kevin P. Hix, unmarried, by Warranty Deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 11603, Page 589, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 11408, Page 563 and in Book 1116, Page 130, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

DANA HIX, spouse of the above named Kevin P. Hix, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (X) unimproved (____) property, known as: **1053 Donoho 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 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 hand(s) this **8th** day of **May, 2006.**

Kevin P. Hix

Dana Hix

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 **Kevin P. Hix and wife, Dana Hix,** the bargainors, 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 Nashville, Tennessee, this **8th** day of **May, 2006.**

Notary Public

My Commission Expires: 3/22/09