THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place
Brentwood, TN 37027

Our File Number: 24775S

MAP/GROUP/PARCEL: 142-13-A/38

Davidson County DEEDWARR
Recvd: 07/28/06 15:47 2 pgs
Fees:13.00 Taxes:841.75
20060728-0091772

NEW OWNER'S NAME AND ADDRESS:
KATHY C. HIGGINBOTHAM
408 NORTHRIDGE COURT
NASHVILLE, TN 37221

SEND TAX BILLS TO:
Countrywide Home Loans, Inc. MSN-SV22
PoBox 10212
Van Nuys, CA 91410-0212

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES T. OFFICER and AMY A. OFFICER, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, KATHY C. HIGGINBOTHAM, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of Riverside, Phase 1, a Planned Unit Development, as shown on plat of record in Plat Book 6900, page 492, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James T. Officer and wife, Amy A. Officer in Instrument No. 20000720-0071699, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 408 NORTHRIDGE COURT, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES T. OFFICER

AMY A. OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, JAMES T. OFFICER and AMY A. OFFICER, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 26th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $227,500.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2008