ADDRESS NEW OWNER:
Samuel C. Nixon, Jr.

3125 Ewingwood Drive
Nashville, TN 37207

SEND TAX BILL TO:
JP Morgan Chase Bank, NA
1400 East Newport Center Drive
Deerfield Beach, FL 33442

Davidson County DEEDWARR
Recvd: 09/12/06 12:51 2 pgs
Fees:13.00 Taxes:377.03
20060912-0112880

MAP & PARCEL NOS.:
60-1 114

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **COORDINATION PLUS, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Samuel C. Nixon, Jr., a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Golden Valley, Section One, as of record in Book 4175, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to COORDINATION PLUS, LLC, by Special Warranty Deed dated March 9, 2006, from The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-1F, of record in Instrument No. 20060313-0028843, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3125 Ewingwood Drive, Nashville, TN 37207.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4175, Page 142, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4447, Page 108, and Book 4447, Page 594, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $101,900.00.

Affiant

Subscribed and sworn before me this 31st day of August, 2006.

Notary Public

My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **August, 2006**.

COORDINATION PLUS, LLC,
a Tennessee limited liability company

By: Virginia N. Pitts, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Virginia N. Pitts, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Chief Manager of COORDINATION PLUS, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that she as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand and official seal at office, this 31st day of June 2006.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

File No. 0606-075.wd