This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/14/06 14:30 2 pg
Fees:13.00 Taxes:554.63

20061114-0141480

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Maria O. Ardon
Luis Ardon
613 Cold Springs Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

Map 150-1, Parcel 327

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Jerry V. Nichols unmarried hereinafter called the **Grantors**, do hereby convey unto Maria O. Ardon and husband Luis Ardon hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 40, on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jerry V. Nichols on January 15, 1997 by Warranty Deed of record in Book 10322 Page 797 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4797, page 410, Register's Office for said County.

Physical Address: 613 Cold Springs Dr. Antioch, TN 37013.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 9th day of November, 2006.

Jerry V. Nichols

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Jerry V Nichols known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 9th day of November 2006.

Notary Public in and for the
State of Tennessee

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 149,900.00 .

Affiant

Sworn and subscribed before me on 11/9/2006.

Notary Public

My Commission Expires:

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009