State of **Tennessee**
County of **Davidson**

McCann & H[illegible]
7105 Crossroads Blv[illegible] 105
Brentwood, TN 37027
615-377-3319

This actual consideration or value – whichever is greater- is **$149,247.00**

Amanda Vandine Affiant

Subscribed and sworn before me this the **13th Day of December, 2006**

Notary ~~Public~~
My Commission Expires: 4/17/07

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Julio G. Rodriguez	**107 Rader Drive**	**Countrywide Home Loans**
107 Rader Drive	**Antioch, Tennessee 37013**	**3011 Armory Drive, Suite 120**
Antioch, Tennessee 37013		**Nashville, Tennessee 37024**
	Map 148-7 Parcel 104	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

WILLIAM M. NICHOLSON AND WIFE, JOY NICHOLSON

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JULIO G. RODRIGUEZ AND WIFE, ROSA E. RODRIGUEZ

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 853, on the Plan of Cherokee Hills, Section VIII of record in Plat Book 3700, page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William M. Nicholson by Quitclaim Deed from Lori D. Nicholson of record in Book 8333, page 894, Register's Office for Davidson County, Tennessee dated April 18, 1990.

Subject to all matters of record in Plat Book 3700, page 154, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4178, page 609, Book 3436, page 43, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/15/06 12:05 2 pgs
Fees:13.00 Taxes:552.21
20061215-0154791

Executed this 13th Day of December, 2006

William M. Nicholson

Joy Nicholson

STATE OF TENNESSEE

COUNTY Of DAVIDSON

On this 13TH of **December, 2006 before** me appeared

William M. Nicholson and Joy Nicholson

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public