This instrument prepared by:
COPE, HUDSON, SCARLETT, REED & McCREARY, PLLC
16 Public Square
Murfreesboro, Tennessee 37130
From information furnished by the parties

Davidson County DEEDWARR
Recvd: 03/08/07 15:26 2 pgs
Fees:13.00 Taxes:925.00
20070308-0029064

NAME AND ADDRESS OF NEW OWNER:

MICHAEL D. MAGGARD
5803 Pettus Road
Antioch, TN 37013

SEND TAX BILLS TO:

Countrywide Home Loans, Inc.
801 Crescent Centre Dr #510
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED
Map 174, Parcel 058.00

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, SHIRLEY J. NOBLES, unmarried, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto MICHAEL D. MAGGARD, unmarried ("Grantee") his heirs and assigns, forever, the following described real estate situated in 5th Civil District of Davidson County, Tennessee, To wit:

BEGINNING at a juncture of Pettus Road and Preston Road at an iron pin in the fence line of Wisner and Stephens lands; thence South 22 deg. 00' East 75 feet to a pin; thence South 19 deg. 45' East 75 feet to an iron pin in the margin of Pettus Road from said iron pin South 66 deg. 45' West 539 feet; thence North 2 deg 45' West 44.7 feet to a hub and tack; thence North 20 deg. 15' West 60.0 feet to an iron pin; thence North 12 deg. 00' West 100.0 feet to a stake; thence North 33 deg. 30' East 195.3 feet to an iron pin; thence South 86 deg. 25' East 409.0 feet to the point of beginning containing 3.0 acres more or less.

Being the same property conveyed to Shirley J. Nobles by Deed from George T. Stephens and wife, Caroline R. Stephens as executed on October 7, 2005 and recorded in 20051012-0122783, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO easements, setback lines and all matters shown on the above referenced plat that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

I covenant with the said Grantee that I have lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is unencumbered except the 2007 property taxes which have been prorated between the parties.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS OUR HANDS on this the 28th day of February, 2007

SHIRLEY J. NOBLES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, SHIRLEY J. NOBLES, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.;

WITNESS MY HAND and official seal in Murfreesboro, Tennessee, on this the 28th day of February, 2007.

NOTARY PUBLIC

My commission expires:
12-27-09

EVAN COPE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $250,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me,
This 28th day of February 2007.

NOTARY PUBLIC
My commission expires: 12-27-09

EVAN COPE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN