WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2007

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randy Hires	Countrywide Home Loans, Inc.	Map 173
7616 Leveson Way	3011 Armory Dr Ste 180	Group 09-0-A
Nashville, TN 37211	Nashville TN 37204	Parcel 21

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Alpa Nick and husband, Jonathan C. Nick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randy Hires and wife, Lori Hires
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 55, on the Plan of Section One, Lenox Village, of record in Instrument 20020319-0033866, 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 Alpa M. Manchandia and Jonathan C. Nick by deed from Belmont Homes, LLC, a Tennessee limited liability company, of record in Instrument 20030603-0075334, dated May 23, 2003 and recorded June 3, 2007 said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 20021226-0158458; Instrument 20031212-0178492; Instrument 20050815-0096405; Instrument 20040526-0062220; Instrument 20050119-0006853; Instrument 20050113-0005133; Instrrument 20050324-0032209; Instrument 20060120-0007914; Instrument 20060221-0020352; Instrument 20060309-0027423; Instrument 20060622-0074677; Instrument 20070103-0001284; Instrument 20020315-0032825; Instrument 20020315-0032826; Instrument 20021226-0158459; Instrument 20060120-0007913; Instrument 20060321-0032383; Instrument 20060321-0032382, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020319-0033866, said Register's Office.

Power of Attorney of record in Book 20070514, Page 00 57465, said Register's Office.

Alpa Nick f/k/a Apla M. Manchandia.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7616 Leveson Way, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/14/07 12:23 2 pgs
Fees:13.00 Taxes:912.05
20070514-0057466

Witness our hands this 11th day of May, 2007.

By Atty-in-Fact

Alpa Nick f/k/a Alpa M. Manchandia

Jonathan C. Nick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jonathan C. Nick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Alpa Nick f/k/a Alpa M. Manchandia as her Attorney in Fact as the free act and deed of the within named Alpa Nick f/k/a Alpa M. Manchandia.
Witness my hand and official seal at Brentwood, Tennessee the 11th day of May, 2007.

NOTARY PUBLIC

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: ~~01/24/09~~ 11-22-10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan C. Nick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 11th day of May 2007.

NOTARY PUBLIC

My Commission Expires: ~~01/24/09~~
11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.