WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

James M. Whitus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2007

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(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:
James M. Whitus	Countrywide Home Loans, Inc.	Map 173
154 Tusculum Rd.	P.O. Box 660694	Group 10
Antioch, TN 37013	Dallas, TX 75266-0694	Parcel 273

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

Earnest Jackson, Jr. and wife, Stephanie W. Jackson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James M. Whitus and Mary E. Whitus, husband and wife

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. 1 B, on the Plan of Zone Lot Division of Lots 1, 2, 3 and 4 Monte Carlo, Section 3-A, as shown by plat appearing of record in Plat Book 5800, Page 150, as amended in Plat Book 6250, Page 971, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Earnest Jackson, Jr. and wife, Stephanie W. Jackson by deed from Jimmy Ray Watkins and Stephen Ray Watkins, Jr., Sole Heirs at Law of Stephen Ray Watkins, of record in Instrument 20030411-0048318, dated April 10, 2003 and recorded April 11, 2003 said R egister's Office.

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 Plat Book 5800, Page 150; Amended in Plat Book 6250, Page 971, said Register's Office.

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 413 Cedarcreek Trl., 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.

Witness our hands this 29th day of May, 2007.

Earnest Jackson, Jr.
Earnest Jackson, Jr.

Stephanie W. Jackson
Stephanie W. Jackson

Davidson County DEEDWARR
Recvd: 05/31/07 11:32 2 pgs
Fees:13.00 Taxes:240.13

20070531-0064639

FILE BOX 45

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 Earnest Jackson, Jr. and Stephanie W. Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.