PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48600
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/01/07 14:57 2 pgs
Fees:13.00 Taxes:646.39
20070601-0065370

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Connie M. Glenn Ricky E. Nixon 3513 Shakertown Road Antioch, Tennessee 37013	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 15004010000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,700.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John D. Boegel and spouse, Eunran Um**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Connie M. Glenn and Ricky E. Nixon, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 399 on the Plan of Section Eight, Revised "The Country" of record in Book 6900, pages 907 and 908 Register's Office for said County.

Said Lot No. 399 fronts 80.00 feet on the southerly margin of Shakertown Road and extends back 140.11 feet on the easterly line and 150.00 feet on the westerly line to a dead line in the rear, measuring 80.61 feet thereon.

Being the same property conveyed to John D. Boegel and wife, Eunran Um by deed from Randall Philips Builders, Inc., dated 09/27/91 of recorded in Book 8458, page 340, Register's Office for Davidson County, Tennessee.Taxes for 2007, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 15004010000.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250 Pages 907 and 908, said Register's Office, which Plan shows a minimum building setback line to be determined by Metropolitan Zoning Regulations and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewage Services of record in Book 7477, pages 777 and 749. Subject to Restrictions contained in instruments of record in Book 6764, page 735, said Register's Office.

This is improved property, known as: 3513 Shakertown Rd, Antioch, Tennessee 37013

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2007.

John D. Boegel

Eunran Um

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2007 , before me the undersigned authority, personally appeared John D. Boegel and Eunran Um , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

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 $174,700.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2007

My Commission Expires: _____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public