Davidson County DEEDWARR
Recvd: 06/22/07 10:14 2 pgs
Fees:13.00 Taxes:333.00

20070622-0074654

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 15th day of June 2007.

Notary Public
My commission expires: 11-22-2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Nancy M. Dickinson	Countrywide Home Loans, Inc.,	~~05316004100~~
109 Riner Drive	1520 Memorial Blvd Ste 104	MAP 72-7
Old Hickory, TN 37138	Murfreesboro, TN 37129	PARCEL 1

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ross Winchel,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nancy M. Dickinson**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23, ON THE PLAN OF DUPONTONIA PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 47, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT NO. 23 FRONTS 105.0 FEET ON THE SOUTHERLY MARGIN OF RINER DRIVE AND RUNS BACK BETWEEN LINES MEASURING 207.3 FEET ON THE EASTERLY LINE AND 206.9 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 105.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROSS WINCHEL BY WARRANTY DEED FROM VERONICA DENISE MYERS, RECORDED ON THE 21ST DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060821-0102488, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUPONTONIA PARK, as recorded in Plat Book 2900, Page(s) 47, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3075, Page 533 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy):

The following deed(s) affecting said land were recorded within Twenty four (24) months of the effective date of this commitment:
Warranty Deed recorded in Instrument No. 20060821-0102488; Part of Quitclaim Deed

Recorded in Instrument No. 20060301-0023769; Warranty Deed recorded in Book 5251, Page 9. All of record in the registers office for Davidson County, TN.

This property is improved property known as 109 Riner Drive, Old Hickory, TN 37138

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 15th day of June 2007.

Ross Winchel

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 **Ross Winchel**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of June 2007.

Notary Public

My Commission expires: 11-22-2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: TN2007050463