Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/12/07 08:50 1 pgs
Fees:13.00 Taxes:625.12

20070712-0082886

# WARRANTY DEED

Preparer's File #-07F0315

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,950.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2007.

(Affix Seal) Notary Public

My Commission Expires: 8-AM-10

AM FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | TAX ID# |
|---|---|---|
| James E. Nicholson | Access National Mortgage | 98-1-108 |
| 5161 Roxborough Drive | 1800 Robert Fulton Drive, suite 350 | |
| Hermitage, TN 37076 | Reston, VA 20191 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRADLEY S. DICKENS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES E. NICHOLSON, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 98-1-108
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot #77, on the Plan of the Resubdivision of Lots 74 through 84 on the Plan of Roxborough Subdivision, of record in Plat Book 5200, page 238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Hutchison and wife, Paula E. Hutchison of record in Book 7371, page 505, executed on 09-10-87 and recorded on 10-05-87 and further conveyed to Robert C. Hutchison by Quitclaim Deed from Paula E. Hutchison of record in Book 9135, page 787, Register's Office for Davidson County, Tennessee, dated 10-26-93 and recorded on 11-02-93 and the same property further conveyed to Bradley S. Dickens by deed from Robert C. Hutchison and wife, Patricia Hutchison of record in Instrument No. 20060614-0070504, filed on 06-14-06, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is ( X ) improved property known as **5161 Roxborough Drive, Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **27th** day of **June**, **2007**:

Bradley S. Dickens

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 BRADLEY S. DICKENS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 27th day of June, 2007.

Notary Public

My Commission Expires: 01/29/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON