Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/16/07 14:57 2 pgs
Fees:13.00 Taxes:591.63

20070816-0098161

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

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

Notary Public
My commission expires:

PAUL MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

03-0707-34881

Address of New Owner:	Send Tax Bills to:	Tax Information
John David Wicker 1526 Wayne Dr. Nashville TN 37206	Countrywide Home loans Inc. 750 Old Hickory Blvd. 190 Brentwood, TN 37027	072-16-0 184.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon Childs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John David Wicker,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *Sr, married

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Part Two, Porter Heights, of record in Book 1424, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Childs by deed from Larry W. Binkley and wife, Rebecca S. Binkley, dated February 6, 2007, recorded February 12, 2007, of record in Instrument No. 20070212-0017562, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor nor any spouse, heirs or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1526 Wayne Dr., Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of August, 2007.

Brandon Childs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon Childs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13th day of August, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09