07-07-037-D

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

Davidson County DEEDWARR
Recvd: 08/22/07 08:44 2 pgs
Fees:13.00 Taxes:1376.40
20070822-0100260

FILE NO: 2007045

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Joseph N. Davis	(NAME) Countrywide Bank	Map & Parcel 155-16-O-A-363
(STREET ADDRESS) 1025 Cornerstone Court	(STREET ADDRESS) 750 Old Hickory Blvd., #180	
(CITY) Nashville (STATE) Tennessee (ZIP) 37221	(CITY) Brentwood, TN (STATE) (ZIP) 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RICHARD J. NICKELS and AMY S. NICKELS, husband and wife,** have this day bargained and sold, and does hereby transfer and convey unto the said **JOSEPH N. DAVIS and wife, CYNTHIA H. DAVIS,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Traceside, Section 11, of record in Plat Book 11700, pages 59-61, and Instrument #20009220094253, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard J. Nickels and Amy S. Nickels, husband and wife, by deed of record in Instrument #20020408-0042886, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $372,000.00.

Subscribed and sworn to before me this the 16th day of August, 2007

Affiant

My commission expires: 1/3/11

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

This is improved property known as 1205 Cornerstone Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 16 day of August, 2007.

Richard J. Nickels

Amy S. Nickels by Richard J. Nickels, Attorney-In-Fact

Amy S. Nickels by Richard J. Nickels, Attorney-in-Fact

THIS instrument is being executed in behalf of AMY S. NICKELS pursuant to a Power of Attorney executed by the same on the 15th day of August, 2007, and being filed for record in Instrument No. 20070822-0100259, and being recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD J. NICKELS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of August, 2007.

Notary Public
My Commission Expires: 10-24-10

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **RICHARD J. NICKELS, Attorney-in-Fact for AMY S. NICKELS**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2007.

Notary Public
My commission expires: 10-24-10

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

ENCUMBRANCES:

1. 2007 and subsequent years real property taxes.
2. Subject to all matters shown on Plan of record in Book 11700, pages 59-61, and in Instrument #200009220094253, Register's Office, Davidson County, Tennessee.
3. Subject to Agreement of record in Book 7598, page 474, Register's Office, Davidson County, Tennessee.
4. Subject to Agreement for Revocable Easement of record in Instrument #200002020010812, Register's Office, Davidson County, Tennessee.
5. Subject to Restrictive Covenants contained in instrument of record in Book 11483, page 98, and Book 11483, page 104, Register's Office, Davidson County, Tennessee.
6. Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

LEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON