Return To: Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/23/07 08:23 2 pgs
Fees:13.00 Taxes:388.13
20070823-0100578

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Regina Hickson
609 Brentmeadow Cir
Madison, TN 37115

SEND TAX BILL:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098-2639

MORTGAGEE:

Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098-2639

MAP AND PARCEL:
Map 53-13
Parcel 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jacqueline J. Williams, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Regina Hickson, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 28-A, as shown on the map entitled Zone Lot Division of Lot 28, Phase I, Kimbolton, of record Plat Book 6900, page 986, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to JACQUELINE J. WILLIAMS, UNMARRIED, by deed from PHILLIPS BUILDERS, INC., of record Book 7956, page 582 , dated September 29, 1989, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 609 Brentmeadow Cir, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender

shall be applicable to all genders.

Witness its hand this 17th day of August, 2007.

Jacqueline J. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jacqueline J. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of August, 2007.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $104,900.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 12/21/09

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY