Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
greater, for
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is

this transfer is $615,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August 2007.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
Notary Public
State of Tennessee
Williamson County

Davidson County DEEDWARR
Recvd: 08/23/07 14:17 4 pgs
Fees:23.00 Taxes:2275.50
20070823-0101031

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Nickey II	Countrywide Home Loans	118-100-203
3491 General Hood Trail	801 Crescent Centre Dr., Ste. 510	
Nashville TN 37204	Franklin, TN 37067	

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 Daniel C. Burton and wife Susan R. Burton hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Donald Nickey II 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:

Being Lot No. 52 on the Marengo Park Lot 52 of record in Instrument No. 20040128-0010580 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description

Being a portion of the same property conveyed to Daniel C. Burton and wife, Susan Riley Burton by deed from Charlotte Lee Nugan and Charles Neal sofge and Frances John Nugan and Nicole Katherine Nugan and Charles Neal Sofge, Jr. and Robert Alan Sofge and Erik Lee Sofge and Karl Nelson Sofge of record in Instrument No. 20030417-0051403 Rgister's Office fo Davidson County Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) All matters appearing on Plan of Marengo Park Lot 52 of record in Instrument No. 20040128-0010580 Register's Office for Davidson County, Tennessee. 3) All matters appearing on plan of Woodmont Boulevard Section of Marengo Park of record in Book 1130 page 2, Register's Office for Davidson County, Tennessee

This property is improved property known as 3491 General Hood Trail, Nashville, Tennessee 37204-0000

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 22nd day of August, 2007.

Daniel C. Burton

Susan R. Burton

by Attorney-in-Fact

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 Daniel C. Burton ~~and Susan R. Burton,~~ 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 22nd day of August, 2007.

Notary Public

My Commission expires: 3/29/11

Amy Cross Nance
Notary Public
State of Tennessee
Williamson County

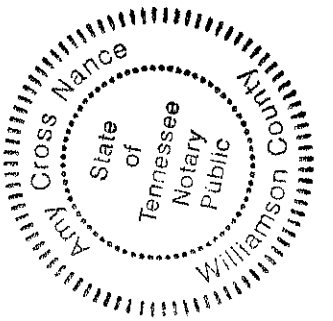
FILE NO: 05598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of August, 2007, before me personally appeared Daniel C. Burton to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan R. Burton acknowledged that such person executed the same as the free act and deed of Susan R. Burton.

Notary Public

My Commission expires 3/29/11



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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

