Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Name and Address of New Owner:

Charietta Lynette Hill
1661 Cumberland Station Blvd
Madison TN 37115

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $159,650.00

Affiant

Subscribed and sworn to before me on 08/07/07.

Notary Public

My Commission Expires: 5/24/08

Map & Parcel No.
53-9-B-35 CO

CARRIE LINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/04/07 12:39 2 pgs
Fees:13.00 Taxes:590.71
20070904-0105802

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Jon Marc Nichols and Kimberly Nero Nichols, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Charietta Lynette Hill, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as 1661 Cumberland Station Blvd, Madison, TN 37115, Davidson County.

Being Lot No. 207 on the Plan of Cumberland Station at Wilson Camp, Section One, as of record in Plat Book 200110090109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being same property conveyed to Jon Marc Nichols, and Kimberly Nero, by deed from Randall Phillips Homes, LLC, dated 8/30/02 and filed of record in Instrument No. 200209040106926, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1661 Cumberland Station Blvd, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 08/07/07.

Jon Marc Nichols

Kimberly Nero Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jon Marc Nichols and Kimberly Nero Nichols, 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 Nashville, Tennessee, this the 7 day of August, 2007.

Notary Public

My Commission Expires: 7/25/09