20795-5
Box 14A

Davidson County DEEDWARR
Recvd: 09/11/07 13:45 2 pg
Fees:13.00 Taxes:177.23

20070911-0109042

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $47,900.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2007.

Notary Public
My commission expires: 10/17/09

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO. TENN.

05-0708-63804

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kelley B. Hixon<br>420 Walton Lane, J-47<br>Madison TN 37115 | Countrywide Home Loans, Inc.<br>P.O. Box 660694<br>Dallas, Texas 75266 | 051-15-0-A 047.00CO |

## 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, Louis G. Miles and wife, Sharon C. Miles, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelley B. Hixon, 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:

Land in Davidson County, Tennessee, being Unit No. J-47, on the plan of Quail Creek Condominiums, as described in Exhibit "C" to the Master Deed of record in Book 6328, Pages 89 & 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis G. Miles and wife, Sharon C. Miles by Deed from Terence J. Klump, married, dated May 23, 2007, recorded June 4, 2007, of record in Instrument No. 20070604-0065701, Register's Office for Davidson County, Tennessee.

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 420 Walton Lane, J-47, Madison, TN 37115

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 7th day of September, 2007.

Louis G. Miles

Sharon C. Miles

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 7th day of September, 2007.

State of Tennessee at Large

My Commission expires
5/22/2010

