Davidson County DEEDWARR
Recvd: 10/03/07 13:17 2 pgs
Fees:13.00 Taxes:1176.60
20071003-0117954

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michelle S. Rivera
49 Nickleby Down
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
P.O. Box 961206-FTLOX-22
Fort Worth, TX 76161

MAP	**172-10**
GROUP	**A**
PARCEL	**35.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Nancy S. Baxter, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Michelle S. Rivera, unmarried** hereinafter called the GRANTEE, her heirs 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 Lot No. 35 on the Plan of Copperfield Revised, of record in Plat Book 6900, page 555-559, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Nancy S. Baxter by deed from Jeannette L. Merryman Lundborg and Thomas A. Lundborg of record in Instrument no. 20020502-0053872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **49 Nickleby Down, Brentwood, Tennessee 37027.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **28th** day of **September, 2007.**

Nancy S. Baxter

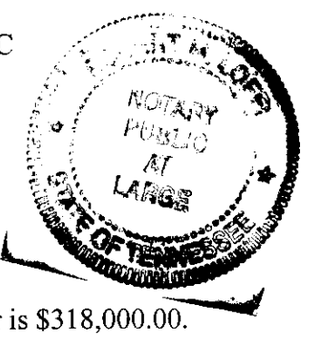
Nancy S. Baxter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy S. Baxter**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of September, 2007.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

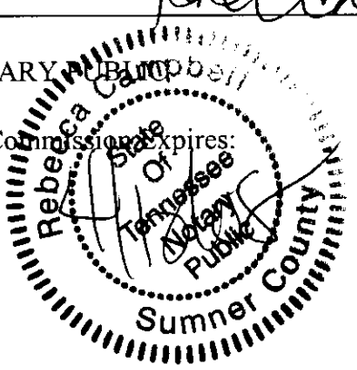
The actual value or consideration, whichever is greater, for this transfer is $318,000.00.

Brenda Huntsman
AFFIANT

Subscribed and sworn to before me on this 28th day
of September, 2007.

Rebecca Campbell

NOTARY PUBLIC



My Commission Expires: