This Instrument Prepared by:
Ricahrd Davenport
5115 Maryland Way, Brentwood, TN 37024

After Recording please return to:
Title Corporation of America
5115 Maryland Way, Brentwood TN 37027
615-377-0749 File No. 0711342

Davidson County DEEDWARR
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Fees:13.00 Taxes:536.50

20071203-0139717

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$145,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of November, 2007

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – Tamilyn Derryberry
My commission expires: May 1, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steven D. Greene 5209 SOUTHFORK BLVD OLD HICKORY, Tennessee 37138-2083	Countrywide Bank FSB P.O.Box 961206, FTWX-22 Fort Worth, Tx 76161	063 16 0C 064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James R. Nivens a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Steven D. Greene, an unmarried man,** hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Unit No. 64 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development, of record as Exhibit "A" to the Instrument of record as Instrument NO. 20031031-0160338 in the 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 James R. Nivens and Catherine M. Nivens from Classic Homes BOS, LP by Warranty Deed dated April 30th, 2004 and recorded on May 11th, 2004 as Instrument No. 20040511-0053944, Register's Office for Davidson County, Tennessee. Catherine Mary Nivens being one and the same as Catherine M. Nivens, wife of James Nivens, having subsequently died on July 25, 2005 leaving title vested in James R. Nivens.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **5209 SOUTHFORK BLVD, OLD HICKORY, Tennessee 37138-2083**

Init JRN Init BVN

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

The undersigned, Barbara Van Meter Nivens, spouse of James R. Nivens, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to her homestead, dower, and any and all other marital rights.

In witness, whereof, we James R. Nivens and spouse Barbara Van Meter Nivens sign this Warranty Deed on this the 30th day of November, 2007.

James R. Nivens

Barbara Van Meter Nivens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James R. Nivens** and **Barbara Van Meter Nivens,** the bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of November, 2007.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010