WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/08 11:12 2 pg
Fees:13.00 Taxes:1139.60
20080111-0003539

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

G#3851-2

The actual consideration or value, whichever is greater, for this transfer is **$308,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2008.

Notary Public

My commission expires: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LINDSEY E. WATSON and DEREK DAMAN	**COUNTRYWIDE HOME LOANS, INC.**	**Map 146-07-0 Parcel 013.00**
5012 Ragland Drive	**P. O. Box 10212**	
Nashville, TN 37220	**Van Nuys, CA 91410-0212**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

NATHAN T. NICHOLSON, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSEY E. WATSON and DEREK DAMAN, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 33 on the Plan of Ragland Estates, as of record in Book 2663, Page 104, 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 the same property conveyed to Nathan T. Nicholson, unmarried, by Warranty Deed dated February 20, 2004, from Jan Leah Todd, unmarried, of record in Instrument No. 20040224-0020983, and by Scrivener's Affidavit of record in Instrument No. 20080111 0003538, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **5012 Ragland Drive, Nashville, TN 37220**.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

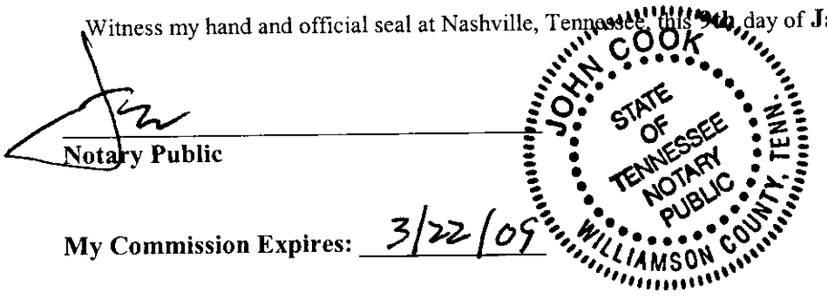
Witness my/our hand(s) this **9th** day of **January, 2008.**

NATHAN T. NICHOLSON

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 **NATHAN T. NICHOLSON, unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of **January, 2008.**



Notary Public

My Commission Expires: 3/22/09