WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/29/08 09:09 2 pgs
Fees:13.00 Taxes:354.83
20080229-0019970

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$95,900.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2008.

Notary Public

My commission expires: 3/22/09

(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
Darrell A. Nicola	**Bank of America, N.A.**	**Map 150-070, Parcel 426**
3400 Doriswood Court	**P.O. Box 535318**	
Antioch, TN 37013	**Atlanta, GA 30353-5318**	

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, WE,

Thomas W. Gauger and Lori A. Gauger, husband and wife

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

Darrell A. Nicola and Maricela Ortega Nicola, husband and wife

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. 38-B, on the Plan of Zone Lot Division of Lots No. 38 and No. 59, Lakeshore Woods, Section 3, of record in Plat Book 5200, Page 621 and amended in Plat Book 6250, Page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas W. Gauger and Lori A. Gauger, married, by Cash Deed from Alphonso Jackson, Secretary for the Secretary of Housing and Urban Development , of record in Instrument No. 20070924-0113585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6063, Page 351, Book 6112, Page 546, and adoption of the foregoing restrictions made applicable to Sections 2 and 3, of record in Book 6230, Page 385, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **3400 Doriswood Court, Antioch, TN 37013**

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 **27th** day of **February, 2008.**

Thomas W. Gauger

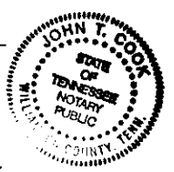
Lori A. Gauger

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 **Thomas W. Gauger and Lori A. Gauger, husband and wife ,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2008.**

Notary Public



My Commission Expires: 3/22/09