(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 03/10/08 15:11 2 pgs
Fees:13.00 Taxes:555.00
20080310-0024158

W & I Ref:(dm) Title No: 49233
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mike Nix Jodi Nix 3045 Stone Bridge Road Antioch, Tennessee 37013	COUNTRYWIDE BANK, FSB 3011 ARMORY DR., STE. 120 NASHVILLE, TN 37204

TAX MAP-PARCEL NUMBERS: 15010026600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Freeman and spouse, Sandra Freeman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mike Nix and spouse, Jodi Nix** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of 1st Revision to Stone Bridge of record in Book 9700, page 244, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Freeman and wife, Sandra J. Freeman by deed from Landmark Homes dated Oct. 2, 1998 and recorded on Dec. 31, 1998 of record in Book 11276, page 190 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700 Page 244, said Register's Office, which Plan shows a 20 foot minimum building setback line and public utility easement from Stone Bridge Road and a 10 foot easement for public utility purposes along the easterly line(s). Restrictions contained in instruments of record in Book 10164, page 525, said Register's Office.

This is improved property, known as: 3045 Stone Bridge Road, Antioch, Tennessee 37213

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of March, 2008.

James Freeman 3/7/08 Sandra Freeman 3/7/08

State of TENNESSEE
County of DAVIDSON

On this 7th day of March, 2008 , before me the undersigned authority, personally appeared James Freeman and Sandra Freeman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Sworn and subscribed before me this the 7th day of March, 2008

Notary Public

My Commission Expires: 4/21/08

RACHAEL A ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008