WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/08 13:40 2 pgs
Fees:13.00 Taxes:293.04
20080814-0083800

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$79,200.00.**

Affiant

Subscribed and sworn to before me this ____ day of _____, 20___.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Justin Claud Carmichael Nichols	1st Horizon Homeloans	162-16-0-054.00
505 Bell Trace Court	1555 W. Walnut Ln. 5th 200	
Antioch, TN 37013	Irving, TX 75038	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Justin Claud Carmichael Nichols**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 62-A on the plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Walker, from Bank of New York as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2005-4, by deed on March 21, 2008, of record in Instrument Number 20080328-0031227, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-16-0-054.00.
- Subject to all matters as shown on the Plan of record in Book 6250, page 615, Register's Office Davidson County, Tennessee.
- Subject to any and all matters in instrument recorded in Book 5200, page 603, Register's Office for Davidson County, Tennessee.

This is improved property known as: **505 Bell Trace Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 31, 2008.

Charles Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2008

My commission expires 8/10/10

Notary Public

