WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/08 10:24 2 pgs
Fees:13.00 Taxes:406.63

20081231-0123901

P-POG-08-0525

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Amber N. Nichols
Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2008.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES MAR 20 2010 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber N. Nichols	Countrywide Bank, FSB	
525 Eastboro Dr. (ADDRESS)	(NAME) 801 Crescent Centre Drive, Suite 510 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	091-13-090.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SEAN WILLIAMS AND WIFE, ERICA WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMBER N. NICHOLS, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 30 on the Plan of E. T. Brown's Subdivision of an 18 acre tract of land on Charlotte Pike, of record in Book 332, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sean Williams by deed from RAG Doll Properties, LLC of record in Instrument 200306050078066 on 05/30/2003 and filed for record on 06/05/2003, Register's Office for DAVIDSON County.

Erica Williams, wife of Sean Williams, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 525 Eastboro Dr, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of December, 2008.

Sean Williams

Erica Williams By AIF

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF DAVIDSON

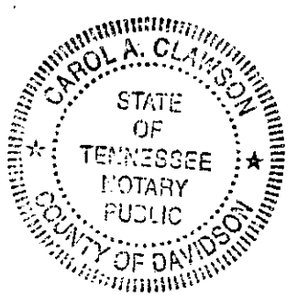
On this the 22nd day of December, 2008, before me personally appeared Sean Williams ~~and wife, Erica Williams~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of December, 2008.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)



STATE OF Tennessee
COUNTY OF DAVIDSON

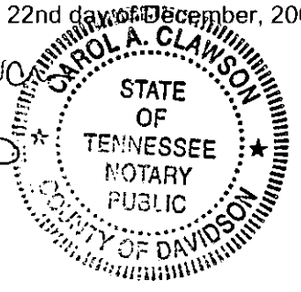
On this the 22nd day of December, 2008, before me personally appeared Sean Williams to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erica Williams and who acknowledged he/she/they executed the same as the free act and deed of the said Erica Williams.

Witness my hand and official seal, this the 22nd day of December, 2008.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959