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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

EFJ-98-4466

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite A. Smyrna, TN 37167
155 Franklin Rd., Suite 150. Brentwood, TN 37027
1885-C Ft. Campbell Boulevard. Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred M. Latham (NAME)	SAME (NAME)	MAP 64-16-C
815 Bexhill Court (ADDRESS)	202 Forrest Lawn Dr. (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Mt. Juliet, Tn. 37122 (CITY) (STATE) (ZIP)	PARCEL 63

FOR AND 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, Larry H. Coleman and wife, Anna J. Coleman and Carolyn S. Walker Rust and Husband, Brent A. Rust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred M. Latham and wife, Virginia A. Latham

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:

Being Lot No. 70 on the Plan of Section Three, Wembley Downs, as of record in Plat Book 8250, Page 108, 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 Carolyn Sue Walker and Larry H. Coleman and wife Anna J. Coleman by deed from Phillips Builders, Inc. of record in Deed Book 8928, page 766, Register's Office for said County. *

This conveyance is subject to any and all existing easements and restrictions of record.

For the purposes of this conveyance, Ann Coleman and Anna J. Coleman are one and the same person.

For the purposes of this conveyance, Larry Coleman and Larry H. Coleman are one and the same person.

*The said Carolyn Sue Walker having since married Brent A. Rust. The said Brent A. Rust joins in this conveyance to convey any marital interest he may have to said property.

For the purposes of this conveyance Carolyn Sue Walker and Carolyn S. Walker and Carolyn Sue Walker Rust and Carolyn S. Walker Rust are one and the same person.

unimproved ( )
This is improved (X) property, known as 815 Bexhill Court, Hermitage, TN 37076
(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 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 our hand s this 23rd day of October 19 98

Larry H. Coleman by Carolyn Walker-Rust Atty. in Fact — Carolyn S. Walker Rust

Anna J. Coleman by Carolyn Walker-Rust Atty. in Fact

Brent A. Rust

STATE OF TENNESSEE
COUNTY OF

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,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn S. Walker now Carolyn Rust and Husband, Brent A. Rust

the bargainor -s-, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 23rd day of October, 19 98.

Commission expires 3/23/2002

Notary Public

STACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of October 1998, before me personally appeared Carolyn Rust aka Carolyn S. Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry Coleman and wife, Ann Coleman, and who acknowledged that they executed the same as the free act and deed of the said Larry Coleman and wife, Ann Coleman by virtue of that Power of Attorney, duly executed by the said Larry Coleman and wife, Ann Coleman and appearing of record in Book _____, page _____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, TN, this 23rd day of October, 1998.

My Commission Expires: 3/23/2002

Notary Public

STACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

0504534

IDENTIF. ↑ REFERENCE

98 OCT 27 PM 2:51

REGISTER
DAVIDSON COUNTY, TN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

8477 10/27 0101 03CHECK

360.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 94500.00
				CON TX 349.65
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 360.65
				CHECK 360.65
		10/27/98	01	14:51 0001 8477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504534
IDENTIF. # REFERENCE

98 OCT 27 PM 2:51
REGISTER
DAVIDSON COUNTY, TN

No. 136365