Davidson County DEEDWARR
Recvd: 11/12/02 10:31 2pgs
Fees:13.00 Taxes:425.50

20021112-0139646

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0210-60598

Record & Return To:
Premier Title
RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of November, 2002.

Notary Public
My commission expires [redacted]

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
William K. Wence 4121 Westlawn Drive Nashville, TN 37209	Fifth Third Mortgage Co. 250 West Main Street Lexington, KY 40507	103-08-0 150.03

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Neal Latham (one and the same person as Neil Latham), married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William K. Wence and wife, Kathleen W. Wence, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being part of Lot No. 336 on the map of Richland Realty Company's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Westlawn Driveway, 50 feet east of the common corner of Lots Nos. 336 and 337; thence southerly, parallel to the line between said Lots 150 feet to a point; thence easterly 50 feet to a point 100 feet east of the line between lots 336 and 337; thence northerly 150 feet to the southerly margin of Westlawn Driveway; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Neil Latham by QuitClaim Deed from Mary E. Latham, of record in Book 6601, Page 482, Register's Office for Davidson County, Tennessee. Neil Latham and Neal Latham are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sherri LaRue-Latham, wife of Neal Latham, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 4121 Westlawn Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of November, 2002.

Neal Latham

Sherri LaRue-Latham

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Neal Latham and Sherri LaRue-Latham, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 8th day of November, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006