Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/02/05 14:44 2 pgs
Fees:13.00 Taxes:902.43
20050302-0023095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $243,900.00

Affiant

Subscribed and sworn to before me, this 1st day of March 2005.

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristopher Lattimore	Wachovia Mortgage	155-08-0-C/149.00
1121 Deerhurst Ct	P.O. Box 15266	
Nashville TN 37221	Savannah, GA 31416	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael Diehl and wife Li Yang Erve Diehl hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kristopher Lattimore and wife Susan Lattimore hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 149 on the Plan of Poplar Creek Estates of record in Book 6900 page 339 and amended in Book 7900 page 88 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Diehl and Li Yang Erve (now Diehl) by deed from Timothy B. Stofka and wife Jami K, Stofka of record in Book10578 page 819 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Poplar Creek Estates Phase 2 of record in Book 6900 page 339 and amended in Book 7900 page 88, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6662 page 433 and amended in Book 6804 page 536; Boook 6987 page 966; Book 7964 page 33; Book 9472 page 824 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Poplar Creek Estates Homeowner's Associaiton of record in Book 7120 Page 125

This property is improved property known as 1121 Deerhurst Ct, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1 day of March, 2005.

Michael Diehl

Li Yang Erve Diehl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Diehl and Li Yang Erve Diehl, 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 Brentwood, Tennessee, this 1st day of March, 2005.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1016

AMY GROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

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