Davidson County DEEDWARR
Recvd: 06/03/05 09:11 3 pgs
Fees:18.00 Taxes:809.93

20050603-0063069

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, Tn 37212

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
440406 1674784
Monica Leos

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Anitha R. Nair *(NAME)*	New Owner *(NAME)*	086-04-0-B
5036 Sunset Way *(STREET ADDRESS OR ROUTE NUMBER)*	*(STREET ADDRESS)*	015.00
Hermitage, TN 37076 *(CITY) (STATE) (ZIP)*	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Carlton Langley, Jr. and Dania M. Langley, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Anitha R. Nair and husband, Dennis J. O'brien

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 218,900.00

Affiant Carrie Tiesler

Subscribed and sworn to before me this the 25 *day of* May, 2005.

Notary Public [signature]

My commission expires: 7-29-06
(Affix Seal)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 5036 Sunset Way, Hermitage, TN 37076

improved Y

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 10th *day of* May, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carlton Langley, Jr.

Dania M. Langley

STATE OF
COUNTY OF

Personally appeared before me, ~~Dania M.~~ ds Darlene Green, *a Notary Public in and for said County and State, Carlton Langley, Jr., the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* He *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 10th *day of* May, 2005.

Darlene Green

(This area for official notarial seal)

Notary Public
My Commission Expires: Aug. 5, 2006

STATE OF
COUNTY OF

Personally appeared before me, Darlene Green, *a Notary Public in and for said County and State, Dania M. Langley, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* She *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 10th *day of* May, 2005.

Darlene Green

(This area for official notarial seal)

Notary Public
My Commission Expires: Aug. 5, 2006

DARLENE GREER
Notary Public At Large
Williamson Co., Tennessee
My Commission Expires Aug. 5, 2

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 16 ON THE PLAN OF SECTION ONE, SUNSET OAKS, AS OF RECORD IN PLAT BOOK 7900, PAGE 600, CORRECTED IN BOOK 9092, PAGE 376 AND IN BOOK 9108, PAGE 71, 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 CARLTON LANGLEY, JR. AND DANIA M. LANGLEY BY WARRANTY DEED FROM JOHN M. IRVIN AND WIFE, EVA M. IRVIN, HUSBAND AND WIFE, RECORDED ON MARCH 11, 2003 IN INSTRUMENT NO. 20030311-0031774, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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