WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/05 12:36 2 pgs
Fees:13.00 Taxes:462.50

20050829-0103126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2005

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony S. Trimboli	Countrywide Home Loans, Inc.	Map 74
8132 Bonnafair Dr.	2375 N. Glenville Dr., RGV-B-195	Group 4
Hermitage, TN 37076	Richardson, TX 75082	Parcel 34

FOR AND IN 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

Linda S. Cart, f/k/a Linda M. Polk and husband, Steven A. Cart

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Anthony S. Trimboli, a single man
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. 7, on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 113 and as revised in Book 4675, Page 125, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Linda M. Polk by Quitclaim Deed from Gary L. Polk, of record in Book 10715, Page 516, Register's Office for said County. See also deed of record in Book 9172, Page 766, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4820, Page 611, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 113 and as revised in Book 4675, Page 125, said Register's Office.

Linda S. Cart and Linda M. Polk being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8132 Bonnafair Dr., Hermitage, TN 37076

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 hands this 24th day of August, 2005.

Linda S. Cart

Steven A. Cart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda S. Cart and Steven A. Cart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO. TENN.