WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/05 11:41 2 pgs
Fees:13.00 Taxes:370.00

20051229-0156159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 2005

Notary Public

MY COMMISSION EXPIRES: 4/22/07

(AFFIX SEAL)

DANIEL L. WISCHHUSEN
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie Whitfield, Jr. (NAME)	Grand Bank For Savings, fsb (NAME)	MAP 053-09A
1428 East Cedar Lane (ADDRESS)	P.O. Box 16988 (ADDRESS)	PARCEL 011.00 CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Hattiesburg, MS 39404-6988 (CITY) (STATE) (ZIP)	

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, Marcus Latham and wife, Christine Latham and Robert L. Latham and wife, Maudean P. Latham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammie Whitfield, Jr.

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:

Land in Davidson County, Tennessee, and described as follows:

BEING Unit No. 1428 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Marcus Latham, married and Robert L. Latham, married by Warranty Deed from Curtis David Byers and wife, Terri W. Byers dated October 22, 1999, Book 11719, Page 616, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Marcus A. Latham executes this Instrument as Attorney-in-Fact in behalf of Robert L. Latham and Maudean P. Latham pursuant to Specific Power-of-Attorney of record by Instrument No. 20051229-0156158, Register's Office for Davidson County, Tennessee.

Christine Latham and Maudean P. Latham joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1428 East Cedar Lane, Madison, TN 37115
(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 22nd day of December 2005

Marcus Latham Marcus Latham
Christine Latham Christine Latham

Robert L. Latham
By: Robert L. Latham By Marcus A. Latham, Atty-in-fact
Marcus A. Latham, Attorney-in-fact
Maudean P. Latham
By: Maudean P. Latham By Marcus A. Latham, Atty-in-fact
Marcus A. Latham, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of December, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marcus A. Latham, 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 Robert L. Latham and wife, Maudean P. Latham as their Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Robert L. Latham and wife, Maudean P. Latham.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 Marcus Latham and wife, Christine Latham, the bargainor, 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 Goodlettsville, Tennessee, this the 21st day of December, 2005.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON