Davidson County DEEDWARR
Recvd: 05/03/06 09:13 2 pgs
Fees:13.00 Taxes:562.77

20060503-0050874

WARRANTY DEED

G-VRE-06-2005

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,100.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Carlin	Wells Fargo Home Mortgage	
2005 Remington Park Road	(NAME) 2701 Wells Fargo Way	64-6D 2.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES LATIMER AND WIFE, LISA HILTON-LATIMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL F. CARLIN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 184 ON THE PLAN OF SECTION ONE, TRUXTON PARK OF RECORD IN INSTRUMENT NO. 20001026-0106272, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES LATIMER AND LISA HILTON-LATIMER, HUSBAND AND WIFE, BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 10TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030410-0047663, 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 including those of record in Instrument Number 20001026-0106272; 20001011-100896; 20001030-0107559; 20001101-0108603; and 20050311-0027268, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2005 Remington Park Road, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 28th day of April, 2006.

Charles Latimer

Lisa Hilton-Latimer

STATE OF Tennessee
COUNTY OF Davidson

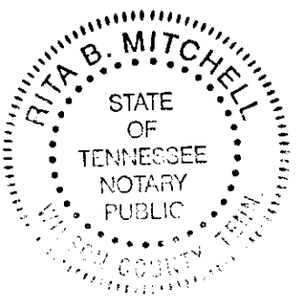
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Latimer and Lisa Hilton-Latimer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903