27-A ½

WARRANTY DEED

CHARLES A SULLIVANT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires LARGE

G-BS-06-1508

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,495.00

Mary R Harris
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006.

Charles Sullivan Jr
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

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
E. Carlos Guzman	American Home Mortgage (NAME)	
1508 Grovesnor Court (ADDRESS)	520 Broadhollow Rd. (ADDRESS)	149-3A-23.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Melville NY 11747 (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 SCOTT WHELAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS E. GUZMAN, A SINGLE PERSON, 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:

BEING LOT NO. 102 ON THE PLAN OF SECTION TWO, CHELSEA VILLAGE ADDITION, OF RECORD IN PLAT BOOK 7900, PAGE 903, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Nila Whelan joins herein to convey any and all marital interest she may have in the above-described property.

BEING THE SAME PROPERTY CONVEYED TO SCOTT WHELAN BY WARRANTY DEED FROM BUTLER BUILDERS, LLC, RECORDED ON THE 5TH DAY OF SEPTEMBER, 1996 IN DEED BOOK 10180, PAGE 151, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 7900, Page 903; Book 8082, Page 329; Book 8083, Page 386; Book 8572, Page 27; Book 8842, Page 474; Book 9492, Page 747; Book 9503, Page 493; Book 9764, Page 334; Book 9772, Page 887; Book 9988, Page 743; Book 9991, Page 914; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1508 Grovesnor Court, Antioch, Tennessee 37013
(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 30th day of May, 2006.

Scott Whelan

Nila Whelan

Davidson County DEEDWARR
Recvd: 06/14/06 10:10 2 pgs
Fees:13.00 Taxes:634.53

20060614-0070615

STATE OF Tennessee
COUNTY OF Davidson

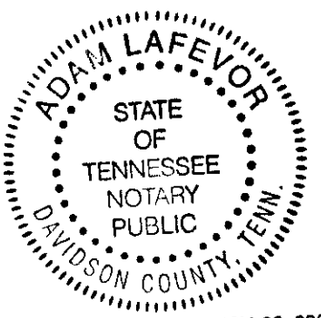
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Whelan and Nila Whelan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

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