MAP 172-140A; PARCEL 037.00CO

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
new owner

Davidson County DEEDWARR
Recvd: 11/02/06 14:53 2 pgs
Fees:13.00 Taxes:1276.50
20061102-0136405

New Owner:

MESA CARLSON, ET UX
10091 Huntmaster Cir.
Nashville, TN 37211

Mortgagee:

First Horizon Home Loan
1555 W. Walnut Hill Ln #200
Irving, TX 75038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, MICHAEL E. HIMES and wife, NORA A. HIMES, have bargained and sold and by these presents do transfer and convey unto MESA CARLSON and wife, KATHERINE SCOTT CARLSON, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

LAND in Davidson County, Tennessee being Lot No. 132 on the Plan of Wexford Downs, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 308 and 309, and as shown on Boundary Plat in Book 9700, page 221, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael E. Himes and wife, Nora A. Himes by Warranty Deed of Beazer Homes Corp. D/B/A Phillips Builders of record in Book 10623, page 211, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: *1)* Subject to matters shown on a P.U.D. Boundary of Wexford Downs of record in Book 9700, page 221, Register's Office of Davidson County, Tennessee. *2)* Subject to matters shown on the plan of Section One Wexford Downs of record in Book 9700, pages 308 and 309, Register's Office of Davidson County, Tennessee. *3)* Declaration of Restrictive Covenants for Wexford Downs of record in Book 10292, page 51, Register's Office of Davidson County, Tennessee; as supplemented in Book 10792, page 822 and at Instrument No. 20000810-0079498, said Register's Office. *4)* Charter of Wexford Downs Homeowners Association, Inc. of record in Book 10500, page 444, Register's Office of Davidson County, Tennessee. *5)* Stormwater Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County of record in Book 10357, page 925, Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS (my/our) hand(s) on this the 30 day of October, 2006.

MICHAEL E. HIMES

NORA A. HIMES

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, MICHAEL E. HIMES and wife, NORA A. HIMES, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WITNESS my hand, at office, this 30th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 7/18/09

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Forty Five Thousand and no/100 Dollars ($345,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of October, 2006.

NOTARY PUBLIC

My Commission Expires:

F:\WORK\DATA\H\HIMESTOCARLSON\SALEDOCS.wpd