Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Affiant

Subscribed and sworn to before me, this 19 day of November, 2004.

Notary Public
My commission expires: 9-16-07

15-0410-150041

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles M. Latimer 208 Dellrose Dr. Nashville TN 37214	Decision One Mtg. Co. 6060 J.A. Jones Dr. Suite 1000 Charlotte, NC 28287	84-14-0-210

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George C. Bouldin and wife, Connie Adams Bouldin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles M. Latimer, unmarried**, hereinafter called the Grantee, his successors 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, being Lot No. 58, on the Plan of Donelson Meadows, of record in Plat Book 1835, Page 35 (incorrectly shown as Book 1832 in prior deed), Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to George C. Bouldin and wife, Connie Adams Bouldin, by deed from Michael Lee Berkley and wife, Patricia Jeanette Berkley, of record in Book 5796, Page 733 Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 208 Dellrose Dr., Nashville, TN 37214

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 11/23/04 14:03 2pgs
Fees:13.00 Taxes:406.63
20041123-0140434

WITNESS my hand this 19th day of November, 2004.

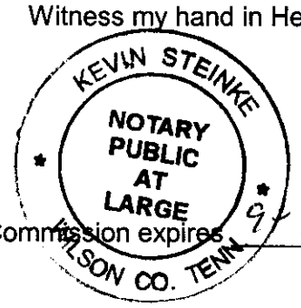
George C. Bouldin

Connie Adams Bouldin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George C. Bouldin and Connie Adams Bouldin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 19 day of November, 2004.



Notary Public
State of Tennessee at Large

My Commission expires 9-16-07