McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/04 08:23 2pgs
Fees:13.00 Taxes:1165.50
20041203-0144033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Plourde	New Owner	160-16
(NAME)	(NAME)	(MAP)
5809 Fireside Drive		11
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James A. Bolton and wife, Kimberly M. Bolton, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James A. Plourde and wife, Katherine N. Plourde, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 49, on the Plan of Phase Three, Hearthstone, of record in Book 5200, page 509, and amended in Book 6081, page 766, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

SAID Lot No. 49 fronts 97.57 feet on the northlery margin of Fireside Drive and extends back 213.46 feet on the easterly line and 191.86 feet on the westerly line to a broken line in the rear, measuring 138.03 feet thereon.

Being the same property conveyed to James A. Bolton and wife, Kimberly M. Bolton by deed from James David Blackburn and wife, Janie Louise Blackburn, dated September 15, 1998, of record in Book 11118, page 173, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5809 Fireside Drive, Brentwood, Tennessee 37027

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 my/our hand(s) this 30th day of November, 2004.

James A. Bolton

Kimberly M. Bolton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James A. Bolton; Kimberly M. Bolton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of November, 2004.

Notary Public

My Commission Expires: 9/25/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN