Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1494

Davidson County DEEDWARR
Recvd: 12/06/04 14:06 2pgs
Fees:13.00 Taxes:1402.30

20041206-0145001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Brian T. Boland, and spouse, Katherine E. Boland, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Michael S. Earnest, and wife, Tawn N. Earnest, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of H.P. Jacobs Subdivision of W.M. Manly Tract in the 7th Civil District of said County, called Hillsboro Place, of record in Plat Book 547, Page 27, Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the southerly margin of Hillsboro Place and extends back between parallel lines 125 feet to a dead line in the rear.

Being the same property conveyed to Brian T. Boland and spouse, Katherine E. Boland by deed dated October 27, 2000 of record in Instrument No. 20001030-0107440, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2117 Ashwood Avenue, Nashville TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of November, 2004

Brian T. Boland

Katherine E. Boland

State of Tennessee)
County of Davidson)

On this 30th day of November, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian T. Boland and Katherine E. Boland, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 379,000.00.

X

Affiant

Sworn and subscribed before me on this the 30th day of November, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Michael S. Earnest
2117 Ashwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-15-219