Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $153,400.00

Carolyn James
Affiant

Subscribed and sworn to before me this 1st day of December 2004.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 12/07/04 09:12 2 pgs
Fees:13.00 Taxes:567.58
20041207-0145495

Address of New Owner:	Send Tax Bills to:	Tax Information
Anne Livingston Larson	American Home Mortgage	147-06-0/75.00
4821 Overcrest Dr.	216 Centerview Drive, Suite 102	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Keith Boling hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Anne Livingston Larson and Robert Larson, as joints tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 39 on the Plan of Caldwell Hall Section 1 of record in Book 2900 page 57, 58, 59 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Keith Boling by deed from Paul D. Estes and wife Kathleen Estes of record in Instrument No. 20020110-0003911, recorded on 12/28/01, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Caldwell Hall Section 1 of record in Book 2900 Page 57, 58, 59 Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 1788, page 108. Boo2929 page 117 & 93, Book 7571 page 581, Register's Office for Davidson County, Tennessee

This property is improved property known as 4821 Overcrest Dr., Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of December, 2004.

Keith Boling

Layla C. Boling

Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of December, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04693

AMY CROSS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN