State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $94,619.01.

Subscribed and sworn to before me, this 21st day of December, 2004.

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

Affiant

File No. N13793

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/03/05 11:54 2 pgs
Fees:13.00 Taxes:350.09
20050103-0000452

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Robert N. Latham		NAME: Robert N. Latham	
STREET ADDRESS: 806 Fairoaks Drive		STREET ADDRESS: 806 Fairoaks Drive	
CITY: Madison	STATE: Tennessee	CITY: Madison	STATE: Tennessee
ZIP CODE: 37115		ZIP CODE: 37115	
MAP & PARCEL NO.: 051-07-0-004.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ben S. Peden, unmarried

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Robert N. Latham, unmarried

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 18 on the Plan of Pleasant Acres, Section Five, as shown by plat of record in Book 2331, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ben S. Peden, an unmarried man, by Quit Claim Deed from Sam Peden d/b/a Realty Services & Investments, LLC, dated 12/08/03, recorded 01/14/04, as Document No. 200401140005941, Davidson County, Tennessee.

This is improved property known as 806 Fairoaks Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

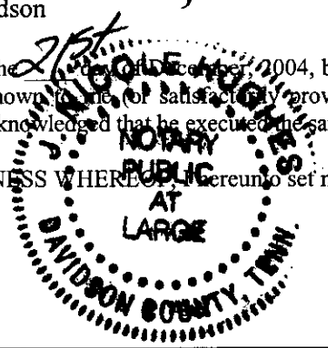
WITNESS my hand this 21st day of December, 2004.

Ben S. Peden

State of Tennessee }
County of Davidson } ss

On this the 21st day of December, 2004, before me, the undersigned Notary Public, personally appeared **Ben S. Peden**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires 1-5-07

My Commission Expires

WARRANTY DEED