This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel: 133-11-A/60.00

Send Tax Statements To:
Countrywide Home Loans
P.O. Box 10423
Van Nuys, CA 91410

Name/Address New Owner:
Philip B. Larson
1615 1st Street Apt 5
Long Beach CA 90802

Name of Mortgagee:
Country Wide Home Loans
PO Box 10423
Van Nuys, CA 91410

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JULIE BOONE, formerly JULIE MOLTENI and husband, DANIEL BOONE**, have bargained and sold and by these presents do transfer and convey unto **PHILIP LARSON and ERIC H. LARSON,** their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. K-2, on the plan of Canterbury Hall Condominium Apartments, according to the Master Deed of record in Book 5940, page 255, as amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 159, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie Molteni (now known as Julie Boone) and Daniel Boone by deed from Connie Elaine Rawls, of record in Book 9981, page 381, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/27/05 12:41 2 pgs
Fees:13.00 Taxes:266.40
20050427-0046898

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **2005 Davidson County property taxes are a lien but are not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantees assuming responsibility for payment of same.**

2. **All matters as shown on the plan of record in Plat Book 5200, page 159, Register's Office for Davidson County, Tennessee.**

3. **This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of Canterbury Hall Condominiums of record in Book 5940, page 255, as amended in Book 5441, page 819; Book 5865, page 101 and, the Charter of Canterbury Hall Homeowner's Association in Book 5446, page 153, Register's Office for Davidson County, Tennessee.**

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 22nd day of April, 2005.

Julie Boone
JULIE BOONE

Daniel Boone
DANIEL BOONE

By: Julie Boone, Atty-in-Fact
JULIE BOONE, Atty-in-Fact, of record in
Instrument No. 20050427.0046896
R.O.D.C., TN.

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 **JULIE BOONE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 22nd day of April, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of April, 2005, before me personally apeared **JULIE BOONE**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DANIEL BOONE,** and who acknowledged that she executed the same as the free act and deed of the said **DANIEL BOONE**.

WITNESS my hand and seal, at office, on this 22nd day of April, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$72,000.00.**

Kristy Griffith
Affiant

Sworn to and subscribed before me on this 22nd day of April, 2005.

My Commission Expires: 11-6-06

Eileen Strange
Notary Public

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.

SNS Vision Doc Prep Rev. 01/06/03

MY COMMISSION EXPIRES:
NOVEMBER 06, 2006