Davidson County DEEDWARR
Recvd: 08/17/05 16:05 2 pgs
Fees:13.00 Taxes:406.82
20050817-0097921

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville TN 37217-1153
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
James Frank Bostick
6831 Walnut Hills Drive
Brentwood, TN 37027

SEND TAX BILL:
Mortgagee

MORTGAGEE:
Homecomings Financial Network, Inc.
2101 Rexford, Suite 168W
Charlotte, NC 28211

MAP AND PARCEL:
MAP 136-14
PARCEL 238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carla Whitaker, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Frank Bostick, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1-B, on the Plan of Harbor Gate, Section 3, of record in Plat Book 6900, Page 693, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Carla Whitaker by deed from Connie R. Swanson, F.K.A. Connie G. Rhodes, of record in INST: 20030611-0080573, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6486, Page 436; Book 6597, Page 157; Book 6886, Page 676; Book 6599, Page 984; and such easements and setback lines and notes on Plat of record in Plat Book 6900, Page 693, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 704 Holder Drive, Nashville TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Frank Bostick, his heirs and assigns, forever; and I, Carla Whitaker, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of July, 2004.

Carla Whittaker

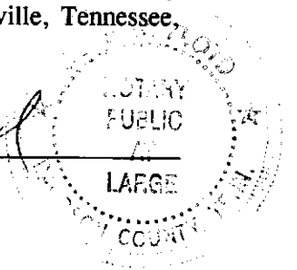
Carla Whittaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carla Whittaker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of July, 2004.

Jane F. Floyd

NOTARY PUBLIC



My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 109,950.00 .

Forrest White

AFFIANT

Subscribed and sworn to before me this 10th day of August, 2005.

Diane Seagraves

NOTARY PUBLIC

My Commission Expires: 11-26-2005

