Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMMISSION EXPIRES 8-16-08

Subscribed and sworn to before me, this 23rd day of November, 2005.

Notary Public
My commission expires: 08/16/08

04-0510-52345

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandy Boules 813 Winchester Close Antioch, TN 37013	Option One Mortgage 22630 Davis Dr. Sterling, VA 20164	151-10-0-A-060

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Guthormsen and wife, Amie J. Couturier Guthormsen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandy Boules and Mina C. Eshak, both unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 277, on the Plan of Phase One, Villages of Long Hunter, of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason Guthormsen and wife, Amie J. Couturier by deed from Ole South Properties, Inc., dated October 8, 2002, of record in Instrument No. 20021218-0155977, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 813 Winchester Close, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 11/29/05 09:21 2 pgs
Fees:13.00 Taxes:573.50
20051129-0143275

WITNESS my hand this 23rd day of November, 2005.

Jason Guthormsen

Amie J. Couturier Guthormsen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Guthormsen and Amie J. Couturier Guthormsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 23rd day of November, 2005.

Tonja Cox
State of Tennessee at Large

My Commission expires 08/16/08

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 8-16-08