PREPARED BY (AND RETURN TO):

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W & I Ref Title No: 43333
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/05/02 08:35 2pgs
Fees:13.00 Taxes:665.63
20020805-0093175

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Little Brooke Little 3407 Springbrook Drive Nashville, Tennessee 37204	Same

TAX MAP-PARCEL NUMBERS: 118-10-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Hess**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Little and spouse, Brooke Little** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Pleasant Valley of record in Book 1424, page 63, Register's Office for said County.

Said Lot No. 11 fronts 61.5 feet on the westerly margin of Springbrook Drive and extends back 196.8 feet on the northeasterly line and 154 feet on the southerly line to a dead line in the rear, measuring 129.6 feet thereon.

Being the same property conveyed to Michael Hess by deed from Olivette M. Case, unmarried of record in Book 20011002-0106655, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 63, said Register's Office, which Plan shows a 30 foot minimum building setback line from Springbrook Drive and a 10 foot easement for public utility purposes along the rear line(s); Subject to the flow of Browns Creek over so much of the premises that may lie therein.

This is improved property, known as: 3407 Springbrook, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2002.

Michael Hess

State of TENNESSEE
County of DAVIDSON

On this 29th day of July, 2002 , before me the undersigned authority, personally appeared Michael Hess , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2002

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public