Return To;
First Title & Escrow
File Box 9B
#20736

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***172,000.00.

Affiant

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 30, 2006

Subscribed and sworn to before me this 21ST day of May, 2003.

Notary Public

My Commission Expires:

ADDRESS OF NEW OWNER

Carter Little
931 South Douglas Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO

America's Wholesale Lender
750 Old Hickory Boulevard
Suite 180
Brentwood, TN 37027

MAP & PARCEL NOS.

MAP 105-13
PARCEL 282

Davidson County DEEDWARR
Recvd: 05/23/03 16:31 2pgs
Fees:13.00 Taxes:636.40
20030523-0070998

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY TWO THOUSAND AND 00/100 DOLLARS ($***172,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, FRANCIS D. DEGNIN, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto CARTER LITTLE, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half (1/2) of Lot No. 88 on the Map of Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 88 fronts 78.05 feet on the southerly side of Douglas Avenue and runs back between lines, 286.8 feet along the westerly margin of an alley, to an alley in the rear, measuring 79.45 feet thereon.

BEING the same property conveyed to Francis D. Degnin and wife, Kelly E. Allen, by deed from Sheron Randolph, an unmarried person, of record in Book 9338, page 789, Register's Office for Davidson County, Tennessee; the said Francis D. Degnin and Kelly E. Allen having since divorced and pursuant to Divorce Decree and Marital Dissolution Agreement, Civil Action No. 97D-2684 in the Fourth Circuit Court for Davidson County, Tennessee, Kelly E. Allen conveyed her interest in subject property to Francis D. Degnin by Quitclaim Deed of record in Book 11338, page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as 931 South Douglas Avenue, 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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of May, 2003.

FRANCIS D. DEGNIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis D. Degnin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee