THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19908G

Davidson County DEEDWARR
Recvd: 02/08/05 09:38 2 pgs
Fees:13.00 Taxes:869.50
20050208-0014514

MAP/GROUP/PARCEL:
132/7/11

NEW OWNER'S NAME AND ADDRESS:
Ryan E. Little and Karen B. Little
4217 Morriswood Drive
Nashville TN 37204

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DEBORAH ELAINE SMITH, VIRGINIA ANN KARNUTH, AND PEGGY JEAN LITTLE, hereinafter called Grantors, do hereby transfer and convey unto RYAN E. LITTLE AND KAREN B. LITTLE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of Southmeade, Section II and a revision of Lots 23 and 24, Section I, as shown on plat of record in Plat Book 2133, page 64, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 101 feet on the south side of Morriswood Drive and runs back between lines 305.8 feet on the east line and 393.3 feet on the west line to the north line of a 25 foot roadway shown on said plan on which it measures 231 feet.

The subject property is improved property commonly known as 4217 Morriswood Drive, Nashville, TN 37204.

Being the same property conveyed to Deborah Elaine Smith, an undivided thirty three and one-third percent (33 1/3%) interest by Deeds of record in Book 10319, Page 637, recorded 1/15/97, Book 9925, page 592, recorded 01/24/96; Book 9587, page 591, recorded 2/3/95, Virginia Ann Karnuth, an undivided thirty three and one-third percent (33 1/3%) interest of record in Book 10319, page 635, recorded 1/15/97; Book 9925, page 590, recorded 1/24/96 and Book 9587, page 593, recorded 2/3/95 and Peggy Jean Little, an undivided thirty three and one-third percent (33 1/3%) interest of record in Book 10319, page 633, recorded 1/15/97; Book 9925, page 588, recorded 1/24/96 and in Book 9587, page 595, recorded 2/3/95, Register's Office for Davidson County, Tennessee.

Grantors have never occupied property as a marital residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Deborah Elaine Smith

Virginia Ann Karnuth

Peggy Jean Little
By Virginia Ann Karnuth, attorney-in-fact

Peggy Jean Little
By Virginia Ann Karnuth, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Deborah Elaine Smith and Virginia Ann Karnuth, individually and as attorney-in-fact for Peggy Jean Little, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 4th day of February 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $235,000.00.

AFFIANT

Sworn to and subscribed before me, this the 4th day of February 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006