RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0606043
After Recording please return to:
Premier Escrow LLC
4301 Hillsboro Rd, Suite 300, Nashville, TN 37215
File No. _____

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$263,000.00**

Affiant

Subscribed and sworn to before me, this
06/01/06

Davidson County DEEDWARR
Recvd: 06/19/06 10:52 2 pgs
Fees:13.00 Taxes:973.10
20060619-0072586

Notary Public
My commission expires:

CHRISTINE LAIRD
STATE OF TENNESSEE
Exp. 8/9/09
NOTARY PUBLIC
SUMNER COUNTY, TENN.

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Andrea Harris 4203 Elkins Ave Nashville TN 37209	America's Wholesale 750 Old Hickory Blvd. #180 Brentwood, TN 37027	091 16 0 205.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Tyler Rygmyr and Ryan Rygmyr husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrea Harris, an unmarried woman** hereinafter called the Grantees, their heirs, successors 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. 104 of Block 3, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Book 57, Page 103, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Tyler A. Rygmyr and wife, Ryan Rygmyr by deed from Barbara L. Roberts, an unmarried person by Warranty Deed dated February 28, 2002 of record in Instrument No. 20020301-0026361, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **4203 Elkins Avenue, Nashville, TN 37209-3641**

Init TR Init RR

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

In witness, whereof, We, Tyler Rygmyr and Ryan Rygmyr, sign this Warranty Deed on this the 16th day of June, 2006.

Tyler Rygmyr

Ryan Rygmyr

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler Rygmyr** and **Ryan Rygmyr,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 16th day fo June 2006.

Tamilyn Streeter Derryberry
Notary Public

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires
May 23, 2006
May 2, 2010

My Commission Expires:
May 2, 2010