6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010 (AFFIX SEAL)

G-WP-08-932

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis Little	Phyllis Little	
932 Fatherland (ADDRESS)	(NAME) 932 Fatherland (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	82-16-275

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEIGH PODLESNY AND ERIK IVERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHYLLIS LITTLE AND ALICIA LITTLE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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. 106 ON THE PLAN OF BARROW'S ADDITION TO EDGEFIELD, OF RECORD IN CHANCERY BOOK 1, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 106 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF FATHERLAND STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 195 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO LEIGH PODLESNY AND ERIC IVERSON BY WARRANTY DEED FROM ERIC RAJOTTE, RECORDED ON THE 7TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060307-0026174, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 932 Fatherland, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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: 03/06/08 07:59 2 pgs
Fees:13.00 Taxes:1313.50
20080306-0022333

Witness my/our hand(s) this 3rd day of March, 2008.

Leigh Podlesny

Erik Iverson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 3rd day of March, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903