WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2008

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

G-VRE-08-1716

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
Iona Digerlando	Provident Funding Associates, LP	
1716 Temple Avenue	(NAME) 1101 Kermit Drive, Ste. 607	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37217	131-3-192.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHARON HOLT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IONA DIGERLANDO, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, NEIL HUNT SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 19, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHARON HOLT BY WARRANTY DEED FROM VIRGINIA NAYLOR SMITH, RECORDED ON THE 1ST DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051101-0132191, 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 INCLUDING THOSE IN PLAT BOOK 974, PAGE 19; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1129, PAGE 321 AND BOOK 6104, PAGE 64; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4110, PAGE 306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 1716 Temple Avenue, Nashville, Tennessee 37215
(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: 12/29/08 10:20 2 pgs
Fees:13.00 Taxes:1332.00
20081229-0122736

Witness my/our hand(s) this 18th day of December, 2008.

Sharon Holt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Holt, 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 18th day of December, 2008.

Notary Public

My Commission Expires: 9/3/12

(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