THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08090668**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2008. Notary Public My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/30/08 11:16 2 pg
Fees:13.00 Taxes:2405.00

20081230-0123394

WARRANTY DEED

Address New Owner: Erin P. Polly and Ben Polly 3807 Richland Avenue Nashville TN 37205	Send Tax Bills To: Provident Funding Associates, L.P. 1101 Kermit Drive, Suite 607 Nashville, TN 37217	Tax Information: Tax Parcel ID No. 104-09-0-101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra M. Fish, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin P. Polly and Ben Polly, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TN, BEING THE EASTERLY HALF OF LOT NO. 12 OF BLOCK 9, ON THE PLAN OF RICHLAND REALTY COMPANY'S DIVISION "A" OF RECORD IN BOOK 161, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PLAN SHOWS PROPERTY DIVIDED IN BLOCKS, BUT NOT INTO LOTS. ACCORDING TO AN UNREGISTERED COPY OF SURVEY OF SAID SUBDIVISION SHOWING SAID BLOCKS DIVIDED INTO LOTS, SAID PART OF SAID LOT NO. 12 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF RICHLAND AVENUE; 575 FEET EAST OF WILSON AVENUE; THENCE SOUTHERLY 200 FEET; THENCE EASTERLY 50 FEET; THENCE NORTHERLY 200 FEET TO THE SOUTHERLY MARGIN OF RICHLAND AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 50 FEET TO THE POINT OF BEGINNING. BEING THE SAME PROPERTY CONVEYED TO DEBRA M. FISH, UNMARRIED BY DEED FROM JEFFREY C. OWEN AND WIFE, MEGHAN M. OWEN, RECORDED ON THE 16TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040616-0071431, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 3807 Richland Avenue Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of December, 2008.

Debra M. Fish

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debra M. Fish, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2008.

Notary Public

My Commission Expires: 11/22/10

