THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***200,000.00.

Tonya R Waller
Affiant

Subscribed and sworn to before me this 30th day of December 2008.

Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 01/05/09 13:27 2 pgs
Fees:13.00 Taxes:740.00
20090105-0000735

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Lisa L. Davis 1804 Eastside Avenue Nashville, Tennessee 37206	New Owner	MAP 094-02-0 PARCEL 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($***200,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Tonya R. Waller, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Lisa L. Davis, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 136 on the Plan of United Electric Railway Company's Plan of Lots of record in Book 161, page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tonya R. Waller by Warranty Deed dated December 20, 2007, from Timothy M. Kenefick, a married man, and Jill R. Block, a married woman, of record as Instrument No. 20071226-0147054 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1804 Eastside Avenue, Nashville, Tennessee 37206.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2009 and all future years. The current year taxes were paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of United Electric Railway Company's Plan of Lots of record in Book 161, page 8, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 I have hereunto set my hand on this the 30th day of December, 2008.

Tonya R Waller
Tonya R. Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 30th day of December, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY