Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $116,000.00

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

Affiant

Subscribed and sworn to before me, this 1st day of Sept, 2009.

Notary Public
My commission expires: _____

03-0908-36150

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Snellen	Bank of America	105-02-0 520.00
909 Archer Street	101 South Tryon St	
Nashville TN 37203	Charlotte NC 28255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan Little-Bass, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James R. Snellen**, hereinafter called the Grantees, their successors and assigns, 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. 15, on the Plan of New Hope Subdivision, of record in Book 6900, Page 996, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan Wilson Little by deed from The Resource Foundation, Inc., dated September 23, 1993, recorded September 29, 1993 of record in Book 9095, Page 443, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joan Little-Bass, a married woman, by deed from Joan Little-Bass, formerly known as Joan Wilson Little, a married woman, and husband Paul E. Bass, dated October 6, 2008, recorded October 20, 2008 of record in Instrument No. 20081020-0104905, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of grantor or grantor spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 909 Archer Street, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20090060176 DEEDWARR
Recvd: 09/02/09 10:16 2 pgs
Fees:13.00 Taxes:429.20
20090902-0082316

WITNESS my hand this 31st day of August, 2009.

Joan Little Bass

Joan Little-Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joan Little-Bass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of August, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13