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Kathy Tolle

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 $***440,000.00.

Affiant

Subscribed and sworn to before me this 24 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100061896 DEEDWARR
Recvd: 10/01/10 08:41 2 pgs
Fees:13.00 Taxes:1628.00
20101001-0078197

ADDRESS OF NEW OWNER

Dana C. Backlund
4206 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

REGIONS BANK DBA REGIONS MTG.
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

MAP & PARCEL NOS.

MAP 091-16-0
PARCEL 223.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Thousand and 00/100 Dollars ($***440,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Marc Ardisson and wife, Karen Michelle Ardisson, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Dana C. Backlund, 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. 107 in Block 3 of the Charlotte Park Company's First Addition to Nashville, Tennessee, as of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Marc Ardisson and wife, Karen Michelle Ardisson, by Warranty Deed dated July 19, 2007, from For A Song Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20070724-0087786 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4206 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown in Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville, Tennessee, of record in Book 57, page 103, 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.

GRANTORS FURTHER COVENANT and bind themselves, their 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, the GRANTORS have executed this instrument on this the 28 day of September, 2010.

Marc Ardisson

Karen Michelle Ardisson

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 Marc Ardisson and Karen Michelle Ardisson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of September, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY