WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 887,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JANUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/18/2015

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120003142 DEEDWARR
Recvd: 01/13/12 10:42 2 pgs
Fees:13.00 Taxes:3283.75
20120113-0003659

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04315 BOYD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard Littlehale and Martha L. Boyd	same New Owner	11704007600
1707 Sweetbriar Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL L. THOMAS AND WIFE JULIE B. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD LITTLEHALE , AND WIFE, MARTHA L. BOYD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1707 Sweetbriar Avenue, Nashville, TN 37212

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Witness our hand on the 9th day of January, 2012.

Michael L. Thomas

Julie B. Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL L. THOMAS AND JULIE B. THOMAS, the bargainor(s), 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 at Franklin, Tennessee, this 9th day of January, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 262 on the Plan of Belmont Land Company's Subdivision, called " Belmont Heights", of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 262 fronts 50 feet on the Southerly side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Michael L. Thomas and wife, Julie B. Thomas by Warranty Deed from Hoytense B. Heard, recorded on the 9th day of March, 2011 in Instrument No. 20110309-0018732, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).