Dav. CO. File Box 14-A
jtc file no. 15861-3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/03 08:26 2pgs
Fees:13.00 Taxes:358.53
20030304-0027904

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorin G. Purser (NAME)	Provident Funding Associates, LP (NAME)	MAP 084-14
214 Dellrose Drive (ADDRESS)	P.O. Box 5914 (ADDRESS)	PARCEL 207
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Santa Rosa, California 95402 (CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorin G. Purser, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 61 on the Plan of Donelson Meadows, of record in Plat Book 1835, Page 35, 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 Robert W. Bryn and wife, Sarah R. Bryn, by Deed from H. B. Robinson and wife, Ida C. Robinson, of record in Book 1913, Page 15, dated December 4, 1950, Register's Office for Davidson County, Tennessee. Said property having been further conveyed to Sarah R. Byrn by Deed from Robert R. Byrn of record in Book 3374, Page 503, dated May 4, 1962, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 412, Page 351 and in Book 1788, Page 509, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Sarah Byrn pursuant to a Power of Attorney executed by same on the 5th day of December, 2002, and being filed for record simultaneously herewith, as Instrument No. 20030304-0027903, said Register's Office.

unimproved ( )
This is improved (X) property, known as 214 Dellrose Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 28th day of February, 2003
Sarah Byrn

By: Sarah Byrn
Shirley Byrn, Attorney-in-fact

Shirley Byrn atty-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____ , by the said _____ as such _____ , and attesting the same by the said _____ as such _____ .

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of February, 2003, before me personally appeared Shirley Byrn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sarah Byrn and acknowledged that she executed the same as the free act and deed of said Sarah Byrn.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05