THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23589-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $278,000.00. Affiant Subscribed and sworn to before me this 22nd day of November, 2004. Notary Public My Commission Expires: My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Joseph Andrew Stafford, Caroline Burns Stafford 1103 Woodvale Drive Nashville, TN 37204	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.131.04-0 Parcel No. 154.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip W. Pryor and Kristen M. Pryor**, husband and wife ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Andrew Stafford and Caroline Burns Stafford,** husband and wife ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1103 Woodvale Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of November, 2004.

Phillip W. Pryor

Kristen M. Pryor by Phillip W. Pryor
Kristen M. Pryor
Phillip W. Pryor, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip W. Pryor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2004.

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Phillip W. Pryor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Kristen M. Pryor as her Attorney-In-Fact, and as the free act and deed of the within of Kristen M. Pryor as her Attorney in Fact

Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of November, 2004

Notary Public

My Commission Expires: NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 12/01/04 14:12 2pgs
Fees:13.00 Taxes:1028.60

20041201-0143124

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 of Block 20 on the Plan of College Park, as of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip W. Pryor and wife, Kristen M. Pryor by deed dated 1/6/94 from Martha H. Risner of record in Book 9216, page 813, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, page 29, Register's Office for Davidson County, Tennessee.