JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CBB-05-2201

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/05 12:32 2 pgs
Fees:13.00 Taxes:1143.30
20050513-0054305

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne R. Pryor	Bank Of America	
2201 Maple Grove Lane (ADDRESS)	9000 Southside Blvd. (NAME)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (ADDRESS) (CITY) (STATE) (ZIP)	180-04-0A-006.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOBBY T. POWERS AND WIFE, ONYEKACHI D. POWERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WAYNE R. PRYOR AND WIFE, COURTNEY L. MROCH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 6, SECTION ONE, ON THE PLAN OF HIGHLAND CREEK, AS OF RECORD IN PLAT BOOK 9700, PAGES 959 AND 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BOBBY T. POWERS AND WIFE, ONYEKACHI D. POWERS BY WARRANTY DEED FROM WESTMINISTER HOMES OF TENNESSEE, INC., RECORDED ON THE 5TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010905-0096143, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 11568, page 311; Instrument Number 20000413-0037474; Book 11568, page 301and Plat Book 9700, pages 959 & 960, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2201 Maple Grove Lane, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of April, 2005.

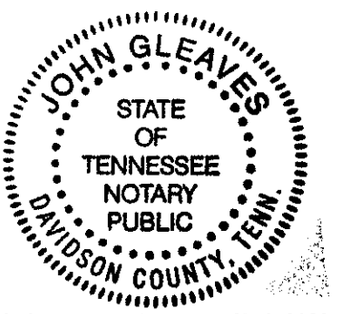
Bobby T. Powers by John Thomas, attorney-in-fact
Bobby T. Powers by John Thomas,
attorney-in-fact

Onyekachi D. Powers by John Thomas, attorney-in-fact
Onyekachi D. Powers by John Thomas,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Thomas, 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 Bobby T. Powers and Onyekachi D. Powers and acknowledged that he/she executed the same as the free act and deed of the said Bobby T. Powers and Onyekachi D. Powers.

Witness my hand and official seal at
Nashville, Tennessee
on this the 29th day of April, 2005.



NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JULY 29, 2006