MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

G-CBB-05-8300

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/03/05 15:55 2 pgs
Fees:13.00 Taxes:647.50
20050803-0091361

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Gary R. Howard	Provident Funding Associates,	
8300 Sawyer Brown Road, A305 (ADDRESS)	1101 Kermit Drive, Suite 607 (NAME) (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	142-05B 5.00 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 GLORIA BASS AND HUSBAND, BILL BASS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY R. HOWARD, A SINGLE MAN, AND DIANE W. GUY, A SINGLE WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-305 ON THE PLAN OF RIVER PLANTATION CONDOMINIUM APARTMENTS, SECTION THREE, TOGETHER WITH THE CARPORT DESIGNATED NO. A-305-C OF RECORD IN PLAT BOOK 4675, PAGES 75, 76 AND 77, AMENDED IN BOOK 4675, PAGES 103, 104 AND 105 AND AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING HORIZONTAL PROPERTY REGIME OF RECORD IN BOOK 4784, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GLORIA BASS, A MARRIED PERSON BY WARRANTY DEED FROM DEBRA JANE DEMENT, UNMARRIED, RECORDED ON THE 29TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003290031331, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Bill Bass joins in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4675, pages 75, 76 and 77 and amended in Plat Book 4675, pages 103, 104 and 105; Book 4562, page 474; Book 4784, page 464 and amended in Book 5785, page 180, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8300 Sawyer Brown Road, A305, Nashville, Tennessee 37221
(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 1st day of August, 2005.

Gloria Bass

Bill Bass

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gloria Bass and Bill Bass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2005.

Mary Frances Lee
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903