Davidson County DEEDWARR
Recvd: 03/12/07 11:39 2 pgs
Fees:13.00 Taxes:453.25
20070312-0029996

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Edwin A. Gilstrap, Jr.
316 Seneca Drive
Nashville, TN 37214

MORTGAGEE
Provident Funding Associates
P.O. Box 5914
Santa Rosa, CA 95402

SEND TAX BILLS
Provident Funding Associates
P.O. Box 5914
Santa Roas, CA 95402

MAP-PARCEL:
096-09-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin L. Wiseman and wife, Laura C. Wiseman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Edwin A. Gilstrap, Jr. and wife, Brandi E. Gilstrap,** 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. 176 on the Plan of Woodberry Park, as of record in Plat Book 2133 page 117, 118, and 119, Register's Office for said County.

Said Lot No. 176 fronts 83 feet on the westerly side of Seneca Drive and runs a back between lines 170 feet on the northerly line and 113 feet on the southerly line to a dead line in the rear on which it measures 100.6 feet.

Being the same property conveyed to Kevin L. Wiseman and wife, Laura C. Wiseman by deed from Bonnie Wiseman Thomas, f/k/a Bonnie Becker Wiseman and husband, James D. Thomas of record in Book 9993, page 630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2297, Page 194; subject to a sewer right of way easement of record in Book 4320, page 43; easements, covenants and conditions as shown on the plan of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **316 Seneca Drive Nashville, TN 37214.**

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

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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 hands this 9th day of March, 2007.

Kevin L. Wiseman

Laura C. Wiseman

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin L. Wiseman and wife, Laura C. Wiseman, the bargainor(s) 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 9th day of March, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12/1/07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$122,500.00.**

AFFIANT

Subscribed and sworn to before me this 9th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 1/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.