File #2007262

Davidson County DEEDWARR
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Fees:13.00 Taxes:407.00
20070618-0072609

STATE OF TENNESSEE
COUNTY OF Davidson

MARILYN PAINTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Pryor	Provident Funding Associates LP	Map 133-06
(NAME)	(NAME)	
3503 Sanford Avenue	P. O. Box 5914	Parcel 52
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Santa Rosa, CA 95402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Charles Luther Woodard and wife, Christina Lee Woodard, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John W. Pryor, an unmarried man, hereinafter called the GRANTEE, his 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 part of Lot No. 16 on the Map of D.M. Mincy's Addition to Flatrock , as of record in Book 547, page 24, said Register's Office.

Said part of Lot No. 16 fronts 50 feet on the westerly side of Sanford Avenue and extends back 129 feet 11 inches on the northerly line and 129 feet 11 inches on the southerly line, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Charles Luther Woodard, unmarried by deed from Christina M.M. Ribbons, unmarried of record in Instrument 200201140005761, said Register's Office, dated January 3, 2002. The said Charles Luther Woodard having since married.

Christina Lee Woodard, Spouse of Charles Luther Woodard, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to all matters shown on the Plan of record in Book 547, page 24, said Register's Office.

Unimproved ()
This is improved (X) property, known as 3503 Sanford Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of June, 2007.

Charles Luther Woodard

Christina Lee Woodard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Charles Luther Woodard and Christina Lee Woodard, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 15th day of June, 2007.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

KEITH H. SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027