WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/07 13:31 6 pgs
Fees:33.00 Taxes:296.00
20070717-0085070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 80,000.00

Janet L. McMaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of July, 2007

Maxine J. Rucker
Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Pritchard	Flagstar Bank, FSB	MAP 81-15 PARCEL 261
(NAME) 1524 14th Ave. North	(NAME) 5151 Corporate Drive	
(ADDRESS) Nashville, TN, 37209	(ADDRESS) Troy, MI 48098-2639	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **THE DEVISES UNDER THE WILL OF WILLIE MAI BODDIE, NAMELY MARGREAT SMITHSON, WILLIA M. DAVIS, JAMES I. BODDIE, JR., ANITA CANTRELL, CYNTHIA D. POWELL, SANITRA CANTRELL, AND TINA LOVE** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT ALTON PRITCHARD, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 215, as shown on the map entitled McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, of record in Plat Book 21, page(s) 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Willie Mae Boddie by Quitclaim Deed of record in Book 7449, Page 863, Register's Office for Davidson County, Tennessee. Willie Mae Boddie aka Willie Mai Boddie. The said Willie Mai Boddie having since died on December 19, 2005.

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 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.

Affidavit of Heirship of record in Instrument NO. 20070717-0085069,
Register's Office for Davidson County, Tennessee.

This is improved property known as: 1524 14th Avenue North, Nashville, TN 37208

Witness my/our hand(s) this 6th day of July, 2007.

Margreat Smithson, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Margreat Smithson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **6th day of July, 2007.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

This is the improved property known as 1524 14th Ave. North, Nashville, TN, 37209

Witness my/our hand(s) this 6 day of July, 2007 .

Willia M. Davis

Willia M. Davis

James I. Boddie, Jr.

James I. Boddie, Jr.

Anita Cantrell

Anita Cantrell

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Willia M. Davis, James I. Boddie, Jr., and Anita Cantrell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 6 day of July, 2007.

Mary J. Bucker

Notary Public

My Commission Expires: My Commission Expires March 24, 2008

MAXINE J. BUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Cynthia D. Powell

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Cynthia D. Powell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 5th day of July, 2007.

Notary Public

My Commission Expires: My Commission Exp. Jan. 26, 2008

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
LOGOS TITLE & ESCROW, LLC
209 10TH AVENUE S., STE 301A
Nashville, TN 37203

Sanitra Cantrell

Tina Love

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, Sanitra Cantrell and Tina Love, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 6 day of July, 2007.

Notary Public

My Commission Expires: My Commission Expires March 22, 2009

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: My Commission Expires March 22, 2006

Notary's Seal (If on paper)