WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/07 11:19 2 pgs
Fees:13.00 Taxes:225.06

20070829-0103651

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,828.03

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
M.J. Ward as Trustee for	NEW OWNER	Parcel ID:
5543 Edmondson Pike; Ste 187		07112002900
Nashville, TN. 37211		

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, we

Donnie G. Pryor, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
M.J. Ward as Trustee for Donnie G. Pryor Family Trust
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:

BEING Lot No. 5, on the Plan of Joywood, of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Donnie G. Pryor by Quitclaim Deed from Donnie G. Pryor and Orville Lindsey of record in Book 10164, Page 409, Register's Office for said County. See also deed of record in Book 7397, Page 219, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1066, Page 101, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 45, said Register's Office; (3) Sanitary Sewer Easement of record in Book 4102, Page 313, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Donnie G. Pryor, a single woman, to John B. Philip, Trustee, for United Companies Lending Corporation, dated May 26, 1998, and filed for record in Book 10954, Page 98, and assigned in Book 11161, Page 227, Register's Office for said County, with an unpaid principal amount of approximately $48,828.03, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1805 Lischey Avenue, Nashville, TN 37207

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.

Witness my hand this 27th day of August, 2007.

Donnie G. Pryor

Donnie G. Pryor

FILE BOX 45

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 Donnie G. Pryor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2007.

My Commission Expires: 1/24/09

Notary Public

