Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Davidson County DEEDWARR
Recvd: 10/01/07 11:04 2 pgs
Fees:13.00 Taxes:610.50

20071001-0116388

Subscribed and sworn to before me, this 28th day of September, 2007.

Notary Public
My commission expires: 05/03/2010

15-0708-151220

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Vance C. Prugar	Countrywide Bank, FSB	063-12-0-018.00
4524 South Trace Blvd.	P.O. Box 961206, FTWX-22	
Old Hickory TN 37138	Ft. Worth, TX 76161	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barney Woodard and wife, Debra Woodard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vance C. Prugar and wife, Vanessa Prugar, hereinafter called the Grantees, their successors 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. 18, on the Plan of Southfork, Section Two, of record in Book 6250, Page 385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barney Woodard and wife, Debra Woodard by deed from John R. Wood and wife, Janice Wood, dated June 30, 2003, recorded August 4, 2003, of record in Instrument No. 20030804-0109737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4524 South Trace Blvd., Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of September, 2007.

Barney Woodard

Barney Woodard

Debra Woodard

Debra Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barney Woodard and Debra Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 28th day of September, 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds