This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/19/07 14:03 2 pgs
Fees:13.00 Taxes:1032.30
20071019-0124295

ADDRESS NEW OWNER:
Zachary B. Provonchee
5228 Trousdale Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Mtg Ventures
27001 Agoura Road
#200
Calabasas, CA 91301

MAP	**160-4**
GROUP	
PARCEL	**44.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Krista G. Smith, now known as Krista S. Ramsey, married***, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Zachary B. Provonchee, a single 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 Lot No. 937 on the Plan of Brentwood Hall, of record in Plat Book 2133, page 92, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.
>
> Being the same property conveyed to Krista G. Smith, an unmarried woman, by deed from Clinton J. Watson and April L. Watson, husband and wife of record in Instrument no. 20030730-0108265, Register's Office for Davidson County, Tennessee.

* REGINALD N. RAMSEY, spouse of Krista S. Ramsey, joins in the conveyance to transfer and right, title or interest he may have in subject property, marital or otherwise.

> This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.
>
> This conveyance is further made subject to real property taxes for 2007 and subsequent years.
>
> This is **improved** property known as **5228 Trousdale Drive, Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **29th** day of **August, 2007.**

Krista Ramsey

Reginald N. Ramsey by Krista Ramsey as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Krista S. Ramsey,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Reginald N. Ramsey**, and that as said attorney in fact she executed the said Warranty Deed for the purposes therein contained by signing the name of **Reginald N. Ramsey** as her free act and deed.

WITNESS my hand and official seal this 29th day of August, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $279,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day
of August, 2007.

NOTARY PUBLIC

My Commission Expires: May 24, 2011