AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/08/08 09:20 2 pg
Fees:13.00 Taxes:869.50

20081008-0101943

[Space Above For Register's Office Use]

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Jon Peterson and Jordan Lee	Provident Funding Associates, LP	Map: 104-06-0
519 32nd Avenue, South	1101 Kermit Dr. Ste 607	Parcel: 218.00
Nashville, TN 37212-3211	Nashville, TN 37217	26W-06405

For and in Consideration of the sum of **$235,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we

William R Sawyer, Jr. and wife, Emelda C. Sawyer,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jon Peterson and Jordan Lee, husband and wife

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described, to wit:

Land in Davidson County, Tennessee, and being Lot No. 84 and part of Lot No. 85 on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, but generally described as fronting 75-feet on the westerly margin of 32nd Avenue, South (formerly Orient Circle) and extending back 150-feet on the northerly line and 150-feet on the southerly line to the easterly margin of an alley in the rear and measuring 50-feet thereon, and described more completely according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as setforth in the deed as of record at Book 5516, page 37 and also at Book 4285, page 528, Register's Office for said County, to which reference is hereby made and incorporated herein the same as if copied verbatim herein at this point for the complete description of the property herein conveyed.

Being all the same property conveyed to the grantors herein by deed as of record at Book 5516, page 37, said Register's Office, and the above is a description of the same land as described therein.

This conveyance is subject to 2008 property taxes that have been prorated this date and the grantees assume in full, subject to any re-proration required if the actual 2008 taxes differ from the $2,298.10 amount used in this proration.

This is IMPROVED property known as: **519 32nd Avenue, South, Nashville, TN 37212-3211**

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this **30th** day of **September, 2008.**

William R. Sawyer Jr.
William R Sawyer, Jr.

Emelda C. Sawyer
Emelda C. Sawyer

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is **$235,000.00**.

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 9-30-08.

My Commission Expires: 3-21-09

Notary Public

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **William R Sawyer, Jr. and wife, Emelda C. Sawyer,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on September 30, 2008.

My Commission Expires: 08-23-2011

Notary Public: Marbut Glenn Gaston, Jr.

MARBUT GLENN GASTON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615).385-2804 ... TN Supreme Court# 003143