STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2009.

Notary Public
MY COMMISSION EXPIRES: 6-10-2013
File No. G9-8377D

JACQUELYN M. MOORE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20090060754 DEEDWARR
Recvd: 09/03/09 11:57 2 pgs
Fees: 13.00 Taxes: 677.10
20090903-0083080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Minako Provonsha and Michael Chad Provonsha, wife and husband (NAME)	SunTrust Mortgage, Inc. (NAME)	83-10-32
413 Rudolph Avenue (STREET ADDRESS)	401 Commerce Street Suite 6100 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bruce Prince and Lois F. Prince, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Minako Provonsha and Michael Chad Provonsha, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lots No. 222 and part of Lot No. 223 on the Map of MCEWEN PLACE, as shown by plat of record in Book 332, Page 133, (current deed erroneously state Book 331, page 133), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Said Lot No. 222 fronts 30 feet on the east side of Rudolph Street and runs back between parallel lines, 128 feet to an alley. Said part of Lot No. 223 front 25 feet on the east side of Rudolph Street and runs back between parallel lines 128 feet to an alley.

BEING the same property conveyed to Bruce Prince and Lois F. Prince, husband and wife from Lois F. Johnson nka Lois F. Prince, by Quit Claim Deed dated February 13, 2003, as Instrument No. 200302200022545, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 413 Rudolph Avenue, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 19th day of August, 2009.

X _____ August 19, 2009
Bruce Prince Date

X Lois F. Prince August 19, 2009
Lois F. Prince Date

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 Bruce Prince and Lois F. Prince, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of August, 2009.

My Commission Expires: 3/20/10 _____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2009.

My Commission Expires:_____ _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066