WARRANTY DEED

Mail to

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2010

Notary Public:

MY COMMISSION EXPIRES:
(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:
Phillip S. Hutcheson	Provident Funding Associates, LP	Parcel ID:
1510 Woodmont Blvd.	3505 Koger Blvd., Ste. 355	11712005600
Nashville, TN 37215	Duluth, GA 30096	

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

Sallie Jane Lomax a/k/a Jane Lewis Lomax, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Phillip S. Hutcheson , a single man and Ashley Weiland, a single woman
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. 6 and the easterly 34-1/2 feet of Lot No. 7 of Block "A" on the Map of Clairmont, of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and that part of Lot No. 7, Block "A" front together 114-1/2 feet on the northernly side of Woodmont Avenue or Boulevard and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Sallie Jane Lomax, Exectrix of the estate of the late Arthur E. Lomax, Sr., by Quitclaim Deed from Sallie Jane Lomax of record in Book 8481, Page 267, said Register's Office. See also deed of record in Book 6146, Page 967, said Register's Office and Will of record in Will Book 176, Page 464, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 974, Page 8, said Register's Office.

The signature of Sallie Jane Lomax, a/k/a Jane Lewis Lomax is signed by her duly appointed Attorney-in-Fact, Sandra Rene Corbin, pursuant to the Power of Attorney of record in Instrument 20091120-0107081, said Register's Office.

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 1510 Woodmont Blvd., Nashville, TN 37215

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 29th day of December, 2010.

Sallie Jane Lomax by Sandra Rene Corbin, Attorney-in-Fact

Sallie Jane Lomax a/k/a Jane Lewis Lomax
By: Sandra Rene Corbin, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20110003001 DEEDWARR
Recvd: 01/14/11 14:00 2 pgs
Fees:13.00 Taxes:1024.90
20110114-0004146

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, Sandra Rene Corbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sallie Jane Lomax a/k/a Jane Lewis Lomax, as her Attorney in Fact as the free act and deed of the within named Sallie Jane Lomax a/k/a Jane Lewis Lomax.

Witness my hand and official seal at Nashville, Tennessee the 29th day of December, 2010.

My Commission Expires: 11/7/12

Notary Public

