This instrument prepared by H. Philip Sadler, Attorney, Donelson, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.-Mrs. Charles L. Pruitt, Sr. (NAME:)	same (NAME:)	Map 53-3 Par. 367
1511 Cleve Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate in Charles L. Pruitt, Sr. and wife, Annie B. Pruitt,

~~We~~ I, Charles L. Pruitt, Sr.

have bargained and sold, and by these presents do hereby transfer and convey unto H. Philip Sadler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 64, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, Book 1424, page 132, in Register's Office for Davidson County, Tennessee; fronting 94.2 feet on Cleves Street, containing 0.34 acres, more or less;

SUBJECT to and/or reserving two (2) permanent easements for utilities one (1) fifteen (15) feet wide and one (1) thirty-three (33) feet wide, more or less, and two (2) special easements, one (1) twelve and five-tenths (12.5) feet wide for sewer, electric and/or telephone cable, and one (1) five (5) feet wide for water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

BEING the same property conveyed to Charles L. Pruitt, Sr. and Agnes L. Pruitt (deceased) by deed from E. I. duPont deNemours and Company, of record in Book 1810, page 348, Register's Office for said county.

This is unimproved ( ) improved (X) property, known as 1511 Cleves Street, Old Hickory, Tennessee 37138 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said H. Philip Sadler, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~ I, Charles L. Pruitt, Sr. do further covenant and bind ~~ourselves, our~~ myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said H. Philip Sadler, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said H. Philip Sadler, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Charles L. Pruitt, Sr. and wife, Annie B. Pruitt,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Charles L. Pruitt, Sr. and wife, Annie B. Pruitt, their heirs and assigns, forever.

And I do covenant with the said Charles L. Pruitt, Sr. and wife, Annie B that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, H. Philip Sadler, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Charles L. Pruitt, Sr. and wife, Annie B. Pruitt,

, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23 day of Sept 19 68

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 1968

MY COMMISSION EXPIRES Aug. 22 1972 (AFFIX SEAL) Mary F. Courcy Notary Public

H. Philip Sadler
Trustee.

NOV 12 CONV *6,000.00
NOV 12 CONV *6,000.00
NOV 12 S'TAX A* 15.60
NOV 12 S'TAX A* 15.60
NOV 12 PR'FEE A* .50
W'DEED A* 3.00 * 34.70

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, Charles L. Pruitt, Sr., the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1968

Mary F. Courcy
Notary Public.

My commission expires: Aug. 22, 1972

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, H. Philip Sadler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of September, 1968

Mary F. Courcy
Notary Public.

My commission expires: Aug. 22, 1972

Deed

From: CHARLES L. PRUITT, SR.
to: H. PHILIP SADLER Trustee.

AND

From: H. PHILIP SADLER Trustee.
to: CHARLES L. PRUITT, SR. ET UX

A 20226

IDENTIF. REFERENCE

Nov 12 11 12 AM '68

DAVIDSON COUNTY, TENN.

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