BOOK 5045 PAGE 854

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Lee H. Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 4/14/79

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee H. Pratt & Martha C. (NAME)	Same (NAME)	8D-68040
505 Clematis Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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 HEREBY ACKNOWLEDGED, WE, Joseph Wilson Moody, and wife, Mary Ruth L. Moody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee H. Pratt, and wife, Martha C. Pratt

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 Lot No. 108 on the Plan of West Meade Estates, Section V, as of record in Book 3106, page 73, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of Clematis Drive, the common corner of Lots Nos. 107 and 108; thence southerly along said margin of said Drive, 66.49 feet to a concrete monument; thence continuing along said margin of said Drive, 73.51 feet to a concrete monument, the southeasterly margin of Lot No. 108; thence south 75 degrees 53' west 233.1 feet to a concrete monument; in the southerly line of lot No. 108; thence north 89 degrees 40' west 200.5 feet to a concrete monument; the southwesterly corner of Lot No. 108; thence north 25 degrees 34' west 50.2 feet to a common point, being the southwesterly corner of Lot No. 107 and the northwesterly corner of lot No. 108; thence in a northeasterly direction along the line between Lots Nos. 107 and 108, 429.0 feet to the point of beginning.

Being the same property conveyed to Joseph Wilson Moody, and wife, Mary Ruth L. Moody by Deed from Village Builders, Inc., a Tennessee Corporation, of record in Book 3430, page 190, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 3399, page 272, and amended in Book 4503, page 111, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 505 Clematis Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37205 (Postal Zip)

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 our hand S this 14th day of July, 19 76

Joseph Wilson Moody

Joseph Wilson Moody

Mary Ruth L. Moody

Mary Ruth L. Moody

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Wilson Moody and wife, Mary Ruth L. Moody

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 14th day of July, 19 76.

Commission expires 11-2-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

CHICAGO TITLE INS. CO.
Rec. No. 229487

WARRANTY DEED

FROM

JOSEPH WILSON MOODY, and wife,

MARY RUTH L. MOODY

TO

LEE H. PRATT, and wife,

MARTHA C. PRATT

D 58417

IDENTIFICATION REFERENCE

JUL 14 1 57 PM '76

REGISTER
FEE DAVIDSON COUNTY, TENN.

JUL 14 76	CONV	62,500.00			
JUL 14 76	S'TAX		B*	162.50	
JUL 14 76	FR'FEE		B*	.50	
JUL 14 76	W'DEED		B*	4.00	* 167.00

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.