This instrument was prepared
by: James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5288 PAGE 352

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James A. Pratt etux | Same | Map 147-6 |
| (NAME) | (NAME) | Parcel 19 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Forty-two thousand, five hundred and No/100----------
----------($42,500.00)---------- *Dollars,*

cash in hand paid by James A. Pratt and wife, Laira R. Pratt, the receipt of which is hereby acknowledged,

I, Mary Jane McGee, a widow

*have this day bargained and sold, and do hereby transfer and convey unto the said* James A. Pratt and wife,

Laira R. Pratt

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section I, Battery Crest, of record in Book 2900, page 91, Register's Office of said County.

Said Plan shows Lot No. 26 fronts 104.74 feet on the south side of Garrett Drive and runs back 142.84 feet on the west line and 101.99 feet on the east line, to a dead line in the rear on which it measures 120.02 feet, said dead line being a broken line.

The above described property was conveyed to Charles E. McGee and wife, Mary Jane McGee, by deed from William K. Manning and wife, Reba C. Manning, of record in Book 4254, page 481, Register's Office for Davidson County, Tennessee, the said Charles E. McGee having since died.

This conveyance is subject to a 40-foot setback line from Garrett Drive and a 10-foot easement along south rear line, and conditions of Owner's Certificate as shown on Plan of record in Book 2900, page 91, Register's Office of Davidson County, Tennessee, and restrictive covenants of record in Book 3072, page 429, as amended in Book 3098, page 290, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 19th day of May, 1978

Affiant

My commission expires: March 5, 1979 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 203 Garrett Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City, or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
James A. Pratt and wife, Laira R. Pratt
their *(successors),*
*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1978 taxes which are prorated and assumed by the purchasers

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Pratt and wife, Laira R. Pratt
their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 19th *day of* May, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Jane McGee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Hubert G. Peeler, *a Notary Public in and for said County and State,* Mary Jane McGee, a widow

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 22nd *day of* May, *19* 78

Hubert G. Peeler *Notary Public*

*Commission expires* March 7, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ....., *this* ..... *day of* ....., *19* .....

..... *Notary Public*

*Commission expires* .....

| | | | | | |
|---|---|---|---|---|---|
| MAY22 78 | CONV | 12,500.00 | | | |
| MAY22 78 S'TAX | | | B* | 110.50 | |
| MAY22 78 PR'FEE | | | B* | .50 | |
| MAY22 78 | W'DEED | | B* | 4.00 | * 115.00 |

**WARRANTY DEED**

FROM

TO

E 66590

IDENTIF. REFERENCE

MAY 22 9 56 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238