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THIS INSTRUMENT PREPARED BY:
RICHARD D. BIRD, ATTORNEY
500 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betsy Jones English	Same	Map: 104-13
(NAME)	(NAME)	
8 Peach Blossom Square		Par: 249
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

Cash in hand paid by Betsy Jones English, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Louise Pruitt Hayter, Richard T. Pruitt, David F. Pruitt and Jean N. Pruitt,

JUL 14 78 CONV 90,000.00
JUL 14 78 CONV 33,675.00
JUL 14 78 S'TAX B* 321.62
JUL 14 78 PR'FEE B* .50
JUL 14 78 W'DEED B* 6.00 * 328.12

have bargained and sold, and by these presents do transfer and convey unto the said Betsy Jones English, her *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. 8 on the revised Plan of Peach Blossom Square, as of record in Book 3842, page 250, Register's Office for said County.

Said Lot No. 8 fronts 49.9 feet on the northerly side of Peach Blossom Square and extends back 124.99 feet on the easterly line and 125.16 feet on the westerly line to a dead line measuring 55.04 feet thereon.

Being the same property conveyed to Jean Fleming Pruitt by deed from Fort Realty Company of record in Book 4377, page 495, Register's Office for Davidson County, Tennessee, the said Jean Fleming Pruitt having since died and devising all of her property to her children, Louise Pruitt Hayter, Richard T. Pruitt, David F. Pruitt and Jean N. Pruitt by her Will of record in Will Book 721, page 143, Office of Probate Clerk of Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. A ten-foot easement for public utilities and drainage, a minimum building setback line from Peach Blossom Square of 30 feet, and conditions of owners certificate, as shown on Plan of record in Book 3842, page 250, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,675.00

Subscribed and sworn to before me, this the 14th day of July 19 78

Affiant

My commission expires: 2-25-80 (Affix Seal)

Notary Public

2. Restrictive Covenants contained in an instrument of record in Book 4281, page 942, Register's Office for Davidson County, Tennessee

Jean N. Pruitt and Richard D. Bird as the duly qualified and acting Executors of the Estate of Jean F. Pruitt, deceased, join in and execute this Deed in their representative capacity for said decedent, but not personally or otherwise.

Fort Realty Company executes this Deed for the purpose of waiving notice and right of purchase as provided in the Restrictive Covenants-Peach Blossom Square, of record in Book 4281, Page 942, Register's Office for Davidson County, Tennessee.

FORT REALTY COMPANY

BY: Ruth Mitchell Fort
Ruth Mitchell Fort, President

This is unimproved (X) improved ( ) property, known as 8 Peach Blossom Square, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Betsy Jones English, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Betsy Jones English *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,* except for Metropolitan taxes for 1978 which have been pro-rated between the parties and payment to be assumed by Grantee.

And we, Louise Pruitt Hayter, Richard T. Pruitt, David F. Pruitt, Jean N. Pruitt and Richard D. Bird and Jean N. Pruitt in their capacity as Co-Executors of the Estate of Jean F. Pruitt, deceased *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Betsy Jones English, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 24th *day of* June, *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.*

Louise Pruitt Hayter — Louise Pruitt Hayter
Richard T. Pruitt — Richard T. Pruitt
David F. Pruitt — David F. Pruitt
Jean N. Pruitt — Jean N. Pruitt

ESTATE OF JEAN F. PRUITT

BY: Jean N. Pruitt, Executrix

BY: Richard D. Bird, Co-Executor

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Louise Pruitt Hayter, Richard T. Pruitt, David F. Pruitt and Jean N. Pruitt

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 June, 19 78.

Evelyn Phillips, Notary Public.

Commission Expires 2-25-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Evelyn Phillips, a Notary Public in and for said County and State, the within named Jean N. Pruitt and Richard D. Bird, Co-Executors of the Estate of Jean F. Pruitt, deceased,

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 June, 19 78.

Evelyn Phillips, Notary Public.

Commission Expires 2-25-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Evelyn Phillips, a Notary Public of the State and County aforesaid, personally appeared Ruth Mitchell Fort, with whom I am personally acquainted, and who, upon oath, acknowledged her self to be the President of the Fort Realty Company, the within named bargainor, a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as President

Witness my hand and seal, at office in Nashville,
this 14th day of July, 19 78.

Evelyn Phillips
Notary Public

Commission Expires 2-25-80

E.7.6862

IDENTIF. REFERENCE

JUL 14 3 39 PM '78

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.