map 117-13
Parcel 71 KS

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5329 PAGE 443

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mr. and Mrs. Ronald T. Short 2812 Sugartree Road Nashville, Tennessee	First Federal of Nashville 236 Fourth Avenue North Nashville, TN 37219	Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand ($40,000.00) Dollars.

Ronald T. Short
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of August 1978.

Dorothy A. Wilson
Notary Public

DOROTHY A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 8-13-80

THIS DEED, made and entered into this 24th day of June, 1978, by and between Mrs. Louise Fleming Patterson, Mrs. Sally Fleming Osborn, Mrs. Mary Porter Fleming Bradley, Mr. Richard Pruitt, Mrs. Louise Hayter, Mr. David Pruitt, and Miss Jean N. Pruitt (hereinafter referred to "Grantors"), and Ronald T. Short and wife, Mary Lynn Short, (hereinafter referred to as "Grantees").

WHEREAS, Mrs. Louise Nichols Fleming, a widow, died on the fourteenth day of January, 1978, leaving a Will which was duly probated and in Will Book 122, page 483, of the Probate Office of Davidson County, Tennessee, pursuant to which Will Mrs. Louise Nichols Fleming, gave, devised and bequeathed the real property hereinafter described to her four daughters, Mrs. Sally Fleming Osborn, Mrs. Jean Fleming Pruitt, Mrs. Louise Fleming Patterson and Mrs. Mary Porter Fleming Bradley, with the provision that in the event that any of her daughters predeceased her, leaving issue surviving, then the issue of such deceased daughter should take per stirpes the share that such deceased daughter would have received; and

WHEREAS, Mrs. Mary Porter Fleming Bradley, Mrs. Louise Fleming Patterson, and Mrs. Sally Fleming Osborn presently are living and are parties to this deed; and

WHEREAS, at the death of Mrs. Louise Nichols Fleming, Mrs. Jean Fleming Pruitt was deceased, and her only issue were Mr. Richard Pruitt, Mrs. Louise Hayter, Mr. David Pruitt, and Miss Jean N. Pruitt, all of whom were then living, and all of whom are parties to this deed; and

WHEREAS, pursuant to the aforementioned Will, said parties are now the owners as tenants in common of the lands hereinafter described and have the legal right to make this conveyance; they being the only persons having the legal right to make this conveyance.

NOW THEREFORE, said Grantors, for and in consideration of the sum of Forty Thousand ($40,000.00) Dollars, cash in hand paid by said Grantees, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey to the said Grantees, a certain tract or parcel of land lying and being in the County of Davidson, in the State of Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 on the map of Woodmont Estates No. 2, of record in Book 1130, page 99, Register's Office for said County.
>
> Said lot fronts 80.3 feet on the northerly side of Sugartree Road, and runs back between lines, 274 feet on the westerly line and 204.4 feet on the easterly line to a dead line on which it measures 169 feet.
>
> Being the same property conveyed to Louise N. Fleming by A. R. Greene and wife, Annie Lois Greene, of record in Book 1682, page 599, Register's Office for Davidson County, Tennessee.

Subject to 1978 taxes which will be paid by the Grantees, easements and restrictions of record, and any applicable zoning or other governmental laws and regulations.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with all privileges and appurtenances thereunto, belonging to them, said Grantees their heirs and assigns, in fee simple forever. Said Grantors do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple, that the same are free and clear of any encumbrances and claims against said real property, and not heretofore set forth, that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said Grantors have hereunto set their signatures.

Mrs. Sally Fleming Osborn

Mrs. Louise Fleming Patterson

Mrs. Mary Porter Fleming Bradley

Richard Pruitt
Mr. Richard Pruitt

Louise Hayter
Mrs. Louise Hayter

David Pruitt
Mr. David Pruitt

Jean N. Pruitt
Miss Jean N. Pruitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Louise Fleming Patterson, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that she executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P. Kavanaugh, Jr.
Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Sally Fleming Osburn, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that she executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P. Kavanaugh, Jr.
Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Mary Porter Fleming Bradley, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that she executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P. Kavanaugh, Jr.
Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mr. Richard Pruitt, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that he executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P. Kavanaugh, Jr.
Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mrs. Louise Hayter, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that she executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P. Kavanaugh, Jr.
Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mr. David Pruitt, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that he executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P Kavanaugh Jr
Notary Public

My Commission Expires: 1-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miss Jean N. Pruitt, one of the within named affiants, with whom I am personally acquainted, and who acknowledged that she executed the within instrument.

Sworn to and subscribed before me on the 24th day of June, 1978.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of June, 1978.

Thomas P Kavanaugh, Jr.
Notary Public

My Commission Expires: 1-18-82

E 84822

IDENTIF. REFERENCE

AUG 24 2 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 24 78	CONV	40,000.00			
AUG 24 78	S'TAX		B*	104.00	
AUG 24 78	PR'FEE		B*	.50	
AUG 24 78	W'DEED		B*	10.00	* 114.50