ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN H. RUSSELL, III	FIRST TENNESSEE BANK N.A. MEMPHIS	117-3A-130
(NAME) Unit 130, 3000 Hillsboro Road	(NAME) P.O. Box 474	7DA-75228
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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For and in consideration of the sum of TEN and no/100---------- DOLLARS and other good and valuable considerations , the receipt and sufficiency of which is hereby acknowledged,

I, LARRY F. PRATT, and wife Deborah L. Pratt

hereinafter called the Grantors

(Deborah L. Pratt, wife, of Larry F. Pratt, joins in this conveyance for the purpose of conveying any rights or interest she may have in the herein described property)

have bargained and sold, and by these presents do transfer and convey unto the said JOHN H. RUSSELL, III the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 130 in a Horizontal Property Regime which is located on the Plan of Versailles Condominium, as of record in Book 5050, page 80, Register's Office for said County.

Being the same property conveyed to Larry F. Pratt by deed from Phillip O. Staples and wife, Jo Ann W. Staples, of record in Book 5562, page 982, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $59,350.00 secured and evidenced by Deed of Trust of record in Book 5562, page 985, said Register's Office, in favor of First Tennessee Bank N.A. Memphis, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 67-2701, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Versailles Condominium, as of record in Book 5168, page 944, said Register's Office. This conveyance is also subject to 1980 property taxes which the Grantee assumes in full.

~~unimproved~~ ( )

This is improved (XX) property, known as Unit 130, Versailles Condominiums, 3000 Hillsboro Road, (House Number) (Street)

Nashville, Tennessee 37215

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 11th day of September 19 80.

LARRY F. PRATT

x Deborah L Pratt
DEBORAH L. PRATT

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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 LARRY F. PRATT and wife, DEBORAH L. PRATT

the bargainor S, 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 11th day of September, 19 80.

My commission expires 1-19-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 15th day of September, 19 80.

My commission expires 1-19-81 Notary Public

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

This instrument was prepared by the herein referenced lawyer from information furnished by the parties hereto. Further, said lawyer has not examined nor makes any representations as to the status of the title of the herein described property.

2056 WARRANTY DEED 9/17/80 CHECK

FROM
LARRY F. PRATT

TO
JOHN H. RUSSELL, III

RUSH

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

SEP 17 2 00 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 0 8 2 3 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			6.00 NOEED	
			CHECK	175.50-
			2856A05/17/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 8 2 3 7

IDENTIF. REFERENCE

SEP 17 2 00 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 780701