This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

BOOK 5698 PAGE 681

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philmore J. Preuett & wife, Virginia Preuett	Philmore Preuett 1215 Shelby Ave. Nashville Tn. 37206	83-13-264
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------(10.00)---------- *Dollars,*
cash in hand paid by Philmore J. Preuett and wife Virginia Preuett and other good and valueable considerations accepted as cash, the receipt of all which is hereby acknowledged,

I, J. A. Pruitt, Jr.,

have this day bargained and sold, and do hereby transfer and convey unto the said Philmore J. Preuett and wife Virginia Preuett

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson county, Tennessee, being lot No. 81 on the map of Payne, Blakemore and Cummings' Addition to East Nashville, as of record in Book 21, Page 70, Register's Office for said county.

Said Lot No. 81 fronts 69 feet on the south side of Shelby Avenue and runs back between parallel lines, along the easterly margin of the 13th Street, 160 feet to a 15 foot alley.

Being the same property conveyed to J. A. Pruett, Jr. by deed from Beulah Pruett, of record in book 4644, page 860, Register's office for said county.

I, Hilda pruett, wife of J. A. Pruett, Jr., do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 9th day of January 19 81

Affiant

My commission expires: (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 1300 Shelby Ave. Nashville, Tennessee 37206
(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

J. A. Pruett, Jr. and wife Hilda Pruett and their *(successors),*

heirs and assigns forever. ....covenant that they *....lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

they *further covenant and bind* their *heirs and representatives, to warrant and forever defend the title to said real estate to said* Philmore J. Preuett and wife Virginia Preuett, and Their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness their hands *this* Eighth *day of* January, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. A. Pruett, Jr.

Hilda Pruett

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Vera Robbins, a Notary Public in and for said County and State, J. A. Pruett, Jr. and wife, Hilda Pruett

the within named bargainor, 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 8th day of January, 19 81.

Vera Robbins, Notary Public

Commission expires 9-19-84

VERA ROBBINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

4116 01/08 32.50- CHECK

WARRANTY DEED

FROM
J. A. Pruett, Jr.

TO
Philmore J. Preuett and wife, Virginia Preuett

G 2 4 7 8 1

IDENTIF. REFERENCE

JAN 9 10 15 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	32.50-
			4116A01/09/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 4 7 8 1

IDENTIF. REFERENCE

JAN 9 10 15 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 801237