This Form furnished by Attorneys Title Company, Inc.

BOOK 5827 PAGE 85

Form No. WD-3

1325

FROM

Sharpcut, Inc., a Tennessee corporation

TO

Horace C. Pratt

For draftsman's use

This instrument prepared by:
Schulman, LeRoy & Bennett, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horace C.Pratt (NAME)	Horace C. Pratt (NAME)	Map 42-12
1111 Greenland Ave (STREET ADDRESS OR ROUTE NUMBER)	(SAME) (STREET ADDRESS)	Par. 70.1
Nashville Tn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 4 9 13 AM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

G 7 0 7 4 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 27,100.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Dec. 1981

Louise L. Clemmons
Notary Public

MY COMMISSION EXPIRES: 1-15-1983

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) -- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Sharpcut, Inc., a Tennessee corporation have bargained and sold, and by these presents do transfer and convey unto the said HORACE C. PRATT, HIS heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 1 on the Map of the division of the Gee Lands in Book 332, page 74, Register's Office for Davidson County, Tennessee, and described according to a survey of Ray G. Cole, dated November 3, 1981, as follows:

Form No. WD3a

Beginning on the easterly boundary line of the property conveyed to Leonard Davidson of record in Book 3166, page 549, at a point 133 feet south of the southerly margin of Williams Avenue; thence with Davidson's easterly boundary line South 17° 46' West 167 feet to an iron pin at the northwest corner of the Capitol Tool & Die Co., Inc. land of record in Book 5362 page 465; thence along Capitol's northerly boundary North 80° 59' West 112.16 feet to an iron pin at the Southeast corner of the Davidson property of record in Book 4024, page 434; thence along Davidson's easterly boundary North 16° 47' east 167 feet to an iron pin; thence South 80° 47' East 115 feet to the point of beginning.

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Also conveyed herein is an easement for the use as a roadway and the right of ingress and egress of a 20 foot right of way extending north from the property in question to Williams Avenue.

This property is subject to a 20 foot easement for ingress and egress along the easterly boundary line of record in Book 3072, page 275, and Book 3075, page 577; an easement granted to Tennessee Electric Power Company in Book 986, page 329, for cutting trees and keeping power lines on the property clean, and the reservation for the joint use of a spring as contained in a Partition Deed in Book 350, page 168, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Sharpcut, Inc., a Tennessee corporation, by deed from William R. Stinnett and wife, Stella C. Stinnett, of record in Book 4217, page 120, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 217 Williams Avenue, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HORACE C. PRATT, his heirs and assigns, forever.

And we do covenant with the said HORACE C. PRATT 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 as hereinabove set forth

And SHARPCUT, INC., a Tennessee corporation, do further covenant and bind its heirs and representatives, to warrant and forever defend the title to the said land to the said HORACE C. PRATT, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of December, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SHARPCUT, INC.

BY: President

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the 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....., Tennessee, this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the 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....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Louise S. Clemmons, a Notary Public of the State and County aforesaid, personally appeared JAMES L. CLOSE, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Sharpcut, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he 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 him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of December, 19 81.

Louise S. Clemmons, Notary Public.

Commission expires, 4-15-1983.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5827 PAGE 88

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
			27100.00-	CO
			70.46	CO TX
			.50	PRFEE
			5.00	MDEED
			CHECK :	79.96-
132EA12/04/81			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.707.

IDENTIF. REFERENCE

Dec 4 9 13 AM '81

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

No. 856310