WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 1984.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6354 PAGE 982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAYTON ALLEN (NAME)	OWNER (NAME)	71-15
1277 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	Po Box 897 (STREET ADDRESS)	473
Nashville, Tennessee (CITY) (STATE) (P. O ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	20W 26570

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD W. PRATT and wife, JUDITH ANN PRATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAYTON ALLEN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being parts of Lot Nos. 34, 35 and 36, Oakwood Park, as recorded in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, further described as follows:

Beginning at an iron pin in the easterly margin of Lischey Avenue or North 4th Street, common corners of Lots 36 & 37 on said plan; thence South 81° 49' East 164.95 feet to an iron pin in the westerly margin of a 16-foot alley; thence with the margin of same, South 9° 25' West 28.40 feet to an iron pin in the northerly margin of Mile End Avenue as relocated and widened, at the beginning of a curve to the right having a radius of 269.61 feet; thence with said curve southwesterly 150.53 feet to an iron pin; thence North 82° 50' West 5.62 feet to an iron pin at the beginning of a curve to the right having a radius of 17.50 feet; thence around said curve northwesterly 28.18 feet to an iron pin in the easterly margin of said Lischey Avenue or North 4th Street; thence with the margin of same, North 9° 25' East 54.09 feet to the point of beginning.

Being part of the same property conveyed to Donald W. Pratt and wife, Judith Ann Pratt by deed from Lula E. Pratt, of record in Book 4617, page 31, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1277 Lischey Avenue, Nashville, Tennessee (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 6th day of August, 1984

Donald W. Pratt — DONALD W. PRATT

Judith Ann Pratt — JUDITH ANN PRATT

BOOK 6354 PAGE 983

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 Donald W. Pratt and Judith Ann 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 Goodlettsville, Tennessee, this 6th day of August, 1984

Commission Expires October 19, 1986

, Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } 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 official seal at office at on this the day of , 19

My commission expires

Notary Public

141567

IDENTIF. REFERENCE

AUG 8 8 37 AM '84

FELIX E. DALE REGISTER
DAVIDSON COUNTY, TN

08/08 123.50 CHECK

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6354 PAGE 984

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
			45000.00- CONSID.	
			117.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	123.50-
			0361A08/08/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 1 5 6 7

IDENTIF. REFERENCE

AUG 8 8 38 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0059206