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3995

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual Consideration or Value whichever is greater for this transfer is $ 22000.00

Donna E. Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 198 4.

Cathy M. Stone
Notary Public

My Commission Expires 9/23/86

Address New Owner:

Mr. and Mrs. Craig C. Pratt
4302 Woods St.
Old Hickory, TN 37138

Send Tax Bills To:

Same

Map-Parcel

Map 64-13
par 40 LM

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~~, I, W. D. WOMACK HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRAIG C. PRATT and wife, DONNA E. PRATT 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 the West 150 feet of Lot No. 59 of Block 3 on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Wood Avenue or Street and runs back between parallel lines 150 feet to the west line of the property conveyed to Buford F. Helton and wife, by deed from Daisy Hurt, of record in Book 1272, Page 119, said Register's Office.

BEING the same property conveyed to W. D. WOMACK and wife, BETHEL LILLIAN WOMACK (now deceased), by Deed from Neil Gentry and wife, Juanita Maxwell Gentry of record in Book 1367, Page 308, Register's Office for Davidson County, TN.

The said BETHEL LILLIAN WOMACK being deceased and W. D. WOMACK retaining sole ownership by survivorship.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 2 10 31 AM '84

IDENTIF. REFERENCE

J.1.7.7.5.4.

07/02 63.70- CHECK

This is ( )unimproved property known as 4302 Woods St.
(X)improved Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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

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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 my hand this 22nd day of June, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. D. Womack by Billie J. Hicks - Power of Attorney -
W. D. WOMACK

STATE OF TENNESSEE
COUNTY OF _____

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

the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this 22nd day of June, 1984.

Cathy A. Stone
Notary Public

My Commission Expires: 9/28/86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10th day of July, 1984, before me personally appeared, BILLIE J. HICKS, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of W. D. WOMACK, acknowledged that she executed the same as the free act and deed of said W. D. WOMACK. Said Power of Attorney of record in Book 6597, Page 27, Register's Office for Davidson County, TN.

Witness my hand and seal on this the 10th day of July, 1984.

Cathy A. Stone
NOTARY PUBLIC

My Commission Expires: 9/28/86