25x201

BOOK 6979 PAGE 599

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

WARRANTY DEED

5x435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Penny Gunter Pratt	Citizens & Southern Mortgage Company	
(NAME) Boscobel Street	(NAME) P.O. Box 656	MAP 82-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37206	(STREET ADDRESS) Tucker, Georgia 30085-0656	PARCEL 316
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars.*

Cash in hand paid by Penny Gunter Pratt and Roy D. Slagle and Maxine G. Slagle and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

M B S Properties, a partnership comprised of Billy Neal Escue, Mary Elizabeth Sweeney and Wilma Joyce Sweeney

have this day bargained and sold, and do hereby transfer and convey unto the said Penny Gunter Pratt, and, Roy D. Slagle and Maxine G. Slagle *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot No. 21 and the westerly one-half of Lot No. 20 on the Plan of Williams First Addition to Edgefield, Now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and part of Lot No. 20 front together 75 feet on the northerly side of Boscobel Street and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to MBS Properties, a partnership comprised of Belly Neal Escue, Mary Elizabeth Sweeney and Wilma Joyce Sweeney, by deed from Lillian Doris Anderson, an unmarried woman of record in Book 5790, page 870, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Penny Gunter Pratt and Roy D. Slagle and Maxine G. Slagle by deed from MBS Properties, a partnership comprised of Billy Neal Escue, Mary Elizabeth Sweeney and Wilma Joyce Sweeney which deed is being recorded simultaneously with this instrument.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,750.00

Subscribed and sworn to before me this the 10th *day of* September *19* 86

Affiant Penny Gunter Pratt

My commission expires 5-13-90

(Affix Seal) *Notary Public*

This is unimproved ( ) improved ( ) property, known as 619 Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 10th *day of* September *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M B S Properties, a partnership

By: Billy Neal Escue
Billy Neal Escue, Partner

By: Mary Elizabeth Sweeney
Mary Elizabeth Sweeney, Partner

Wilma Joyce Sweeney
Wilma Joyce Sweeney, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy Neal Escue, Mary Elizabeth Sweeney and Wilma Joyce Sweeney

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be partners of MBS Properties, the within named bargainor, a partnership, and that they as such partners, being authorized to so do executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 10th day of September, 1986.

Kristin Dills
Notary Public

My commission expires: 05/13/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
MBS Properties

TO
Pratt/Slagle

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 16 9 43 AM '86

IDENTIFICATION REFERENCE

42388

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

RECEIVED OF _____

FOR _____

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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

68750.00- CAMT.
192.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.86-
2363A09/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42388

IDENTIFICATION REFERENCE

SEP 16 9 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295168