file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Stephen M. Pratt
117 Alton Road
Nashville, TN. 37205

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Avenue, P.O.Box 7137
Pasadena, CA. 91109-7137

MAP-PARCEL NUMBERS:
MAP 129-12
PARCEL 099
7DZ-32215

WARRANTY DEED

BOOK 7002 PAGE 166

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Thomas Kuczenski and wife, Sharon Lea Kuczenski hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen M. Pratt and wife, Leona Maitland Pratt hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 15, Block A on the 2nd Revised Plan, Highlands of Belle Meade, No. 2, Blocks A, B, C & D, of record in Book 1130, page 62 & 63, Register's Office for said County.

SAID Lot No. 15 fronts 100 feet on the southerly margin of Alton Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Ronald Thomas Kuczenski and wife, Sharon Lea Kuczenski by deed from Robert Edward Glover and wife, Lynne Williams Glover of record in Book 4855, page 179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Ronald Thomas Kuczenski and Sharon Lea Kuczenski by John Platz as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 117 Alton Road, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of October, 19 86.

Sharon Lea Kuczenski
BY: John Platz, Attorney in Fact

Ronald Thomas Kuczenski
BY: John Platz, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as _____ free act and deed.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00.

Michael Patrick Williams
Affiant

Subscribed and sworn to before me, this the 6th day of October, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 John Platz, with whom I am personally acquainted, or proved ot me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Ronald Thomas Kuczenski and Sharon Lea Kuczenski as their Attorney in Fact as the free act and deed of the within named Ronald Thomas Kuczenski and Sharon Lea Kuczenski.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 1986.

NOTARY PUBLIC

My commission expires: 10-24-88

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Ronald Thomas Kuczenski and wife,
Sharon Lea Kuczenski

to:
Stephen M. Pratt and wife, Leona
Maitland Pratt

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25741

BOOK 7002 PAGE 168

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 6th day of October, 19 86.

Notary Public

My Commission Expires: 10-24-88

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

50142

IDENTIFICATION REFERENCE

OCT 7 10 21 AM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

7/01

1121

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

RECEIVED OF _____

FOR _____

BOOK 7002 PAGE 169

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

120000.00- CAMT.
336.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 345.50-
1128A10/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50142

IDENTIFICATION REFERENCE

OCT 7 10 21 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 303719