BOOK 7186 PAGE 729

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Magnet Land Partnership
268 Kidd Street
Fort Walton Beach, FL
32548

Send Tax Bills to:
New Owners

Map: 116-15
Parcel: 31
Field Book: BM-07550

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELBERTA A. PRITCHETT, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MAGNET LAND PARTNERSHIP, a Florida general partnership composed of Mary Anne Kirk and Nicholas E. Capeci, (the "Grantee"), its successors, heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 of Block 7 on the Plan of Royal Oaks Re-subdivision as of record in Book 974, page 4 and 5, Register's Office for said county.
>
> Said Lot No. 2 fronts 100 feet on the norteasterly side of Glen Eden Drive and runs back between parallel lines 175 feet 4 inches to a dead line, measuring 100 feet thereon.
>
> Being the same property conveyed to Elberta A. Pritchett by order of the Chancery Court for Davidson County, Tennessee, in the case of R. L. Eatherly v. Jack Kershaw, Trustee v. Elberta A. Pritchett in Minute Book 31, page 207.

This conveyance is made subject to: (1) Taxes for 1987, which have been prorated and assumed by the Grantee; (2) Sanitary Sewer Easement of record in Book 5787, page 138, Register's Office for Davidson County, Tennessee; and (3) All matters appearing on the Plan of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 4316 Glen Eden Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 1987.

Elberta A. Pritchett
ELBERTA A. PRITCHETT

097.06

IDENTIFICATION REFERENCE

MAR 31 2 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Elberta A. Pritchett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1987.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $169,500.00.

Elberta A. Pritchett
Affiant

Subscribed and sworn to before me, this
31st day of March, 1987.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

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
			16950 • 0- CANT.	
			474.60 COTTA	
			.50 PREP	
			6.00 NOT	
			CHECK	481.10-
			0573X03/31/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 7 0 6

IDENTIFICATION REFERENCE

MAR 31 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 63549