THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ronald F. Pratt
7205 Green Meadows Lane
Nashville, TN 37221

MORTGAGEE:
Citizens and Southern
Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 142-10
PARCEL 109
9D-73100

WARRANTY DEED

BOOK 7881 PAGE 21

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, James J. Holmes and wife, Cynthia M. Holmes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ronald F. Pratt and wife, Mary Yvonne 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. 36 on the plan of Green Meadows, Section Two, of record in Book 5210, page 37, Register's Office for said County.

SAID Lot No. 36 fronts 67.54 feet on the broken easterly margin of Green Meadows Lane and extends back 285.15 feet on the broken northerly line and 226.61 feet on the broken southerly line to a dead line in the rear, measuring 29.02 feet thereon.

BEING the same property conveyed to James J. Holmes and wife, Cynthia M. Holmes by deed from Michael Anthony Holmes of record in Book 6276, page 900, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5376, page 552, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Cynthia M. Holmes by James J. Holmes as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (an) improved property, known as 7205 Green Meadows Lane, Nashville, TN 37221.

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 30th day of June, 19 89.

Cynthia M. Holmes
BY: James J. Holmes, Attorney in Fact

James J. Holmes

2135 07/05 0101 03CHECK 283.57

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 1989, before me personally appeared James J. Holmes, 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 his free act and deed.

My Commission Expires: Oct 9, 1991

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

BOOK 7881 PAGE 22

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 82,900.00.

Ronald F. Pratt
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1989.

My Commission Expires: Oct 9, 1991

Notary Public

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 James J. Holmes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Cynthia M. Holmes as her Attorney in Fact, as the free act and deed of the within named Cynthia M. Holmes. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1989.

NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
James J. Holmes and wife, Cynthia M. Holmes

to:
Ronald F. Pratt and wife, Mary Yvonne Pratt

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

"EXHIBIT A"

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.

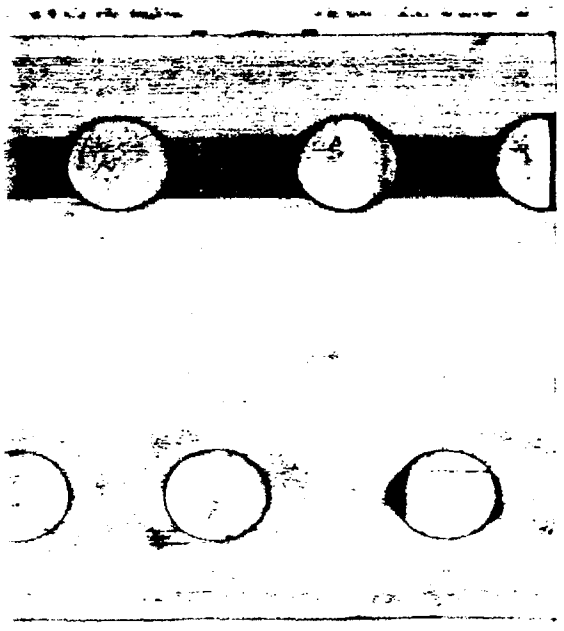
James J. Bohan
Affiant

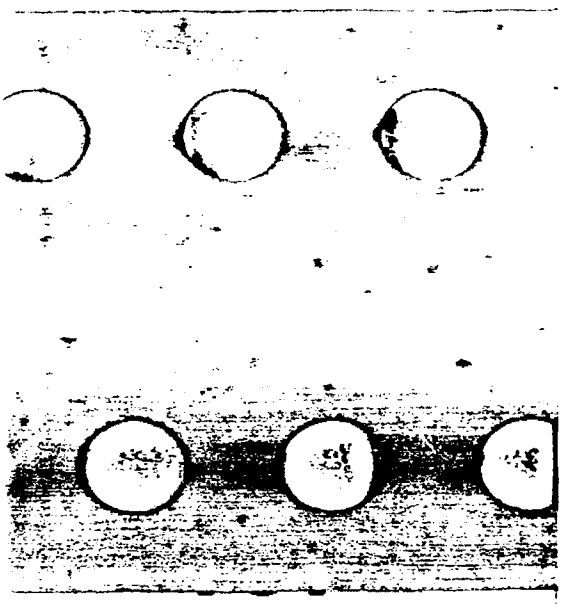
Sworn to and subscribed before me this 30th day of June, 19 89.

Christy Wilkins Lacy
Notary Public

My Commission Expires: Oct 9, 1991

IDENTIFICATION
Jul 5 10 58 AM '89
FILED
469670





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7881 PAGE 24

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 82900.00
CON TX 273.57
PRFEE 1.00
WDEED 9.00
TOTAL 283.57
CHECK 283.57
07/05/89 01 11:00 0001 2135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46670

IDENTIFICATION

Jul 5 10 58 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 225859