This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

BOOK 8048 PAGE 195

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory A. Pratt	* SAME	060-02-0 163.00
(NAME)	(NAME)	
3010 Creekwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(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 Gregory A. Pratt and wife, Verna W. Pratt and Louise J. Worley and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Elsie W. Nivens and husband, Stanley W. Nivens

have this day bargained and sold, and do hereby transfer and convey unto the said Gregory A. Pratt and wife, Verna W. Pratt and Louise J. Worley as joint tenants with the right of survivorship

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 149 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, pages 119 and 120, Register's Office for said County.

Said Lot No. 149 fronts 73.61 feet on the westerly side of Creekwood Drive and runs back 141.1 feet on the northern line and 133.9 feet on the southerly line to a dead line in the rear on which it measures 75.5 feet.
Being the same property conveyed to Elsie W. Nivens by Deed from John W. Kelley, Trustee, of record in Book 4561, pages 1 and 2, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 1990 County Taxes which have been prorated and assumed by Grantee; (2) All Restrictions of record; (3) All matters appearing on the plan of record in Book 2900, pages 119 and 120, said Register's Office. (4) Easement for ingress and egress and sole use of middle storage building on subject lot retained by Grantor; (5) Lien retained for Sewage Service Charges of record in Book 3136, page 52 amended in Book 3253, page 591, said Register's Office.

Elsie W. Nivens and E. Lee Nivens are one and the same person.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me this the 1st *day of* February *19* 90

Affiant Verna W. Pratt

My Commission expires: 5/19/91 *(Affix Seal)*

Notary Public Judy A. Lehman

unimproved ( )
This is improved (X) property, known as 3010 Creekwood Drive Nashville, TN 37207
(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 1st *day of* February *, 19* 90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elsie W. Nivens Elsie W. Nivens Elsie W. Nivens

STANLEY W. NIVENS Stanley W. Nivens (HUSBAND)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me ~~Judy A. Lehman~~ Anne F Cooley, *a Notary Public in and for said County and State* Elsie W. Nivens and husband Stanley W. Nivens Davidson, Tenn.

the within named bargainor (s) She, *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 ~~Brentwood~~ Nashville *Tennessee, this* 1st *day of* February, *19* 90

My Commission Expires Jan. 9, 1991

Commission expires ~~5/19/91~~ ~~Judy A. Lehman~~ Anne F. Cooley *Notary Public*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Elsie W. Nivens, *a Notary Public of the State and County aforesaid, personally appeared* Davidson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* Self *self to be* OWNER *of the* PROPERTY, *the within named bargainor, a corporation, and that* She *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 *self as* owner.

Witness my hand and seal, at office in Davidson Co *this* 5 *day of* Feb, *19* 90

My Commission Expires Jan. 9, 1991

Commission expires Anne F Cooley *Notary Public*

04751

IDENTIF. TREFERENCE

FEB 20 10 23 AM '90

FELIX [illegible]
DAVIDSON COUNTY TN.

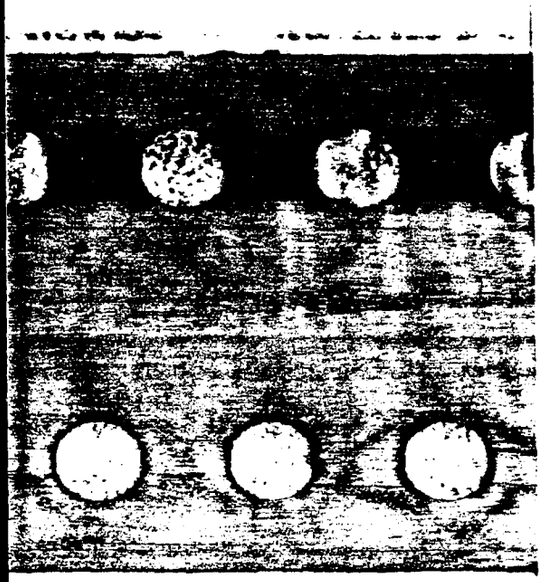
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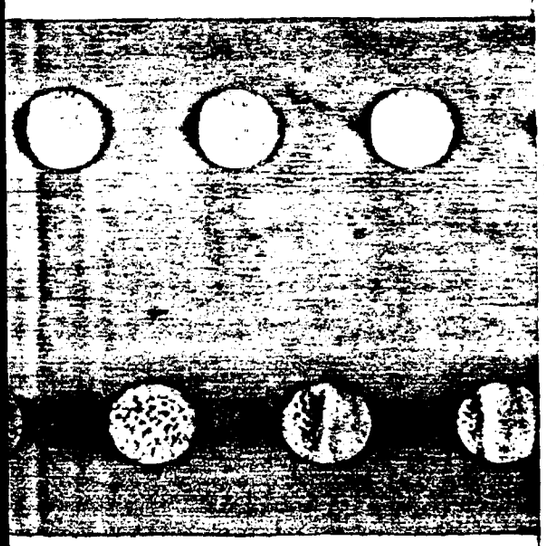
WARRANTY DEED

FROM
Elsie W. Nivens

TO
Gregory A. Pratt and wife,
Verna W. Pratt and Louise J.
Worley

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999





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
				CAMT 60000.00
				CON TX 198.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 205.00
				CHECK 205.00
02/20/90	01			10:22 0001 3938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04751

IDENTIF. REFERENCE

FEB 20 10 23 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 293925