9524

File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 8140 PAGE 812

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RONALD E. PRUITT (NAME)	NEW OWNERS (NAME)	Map 130-3
4406 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 15
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#BM7990

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES C. TRABUE, III AND ANNE B. TRABUE, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD E. PRUITT AND WIFE, ANASTASIA W. PRUITT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly 95 feet of Lot No. 14 on the Plan of a Subdivision of Lots 12 & 13 & Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2 as of record in Plat Book 421, page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles C. Trabue, III and wife, Anne B. Trabue by deed from Thomas Kennedy Hudgens and wife, Diana C. Hudgens of record in Book 4710, page 894, said Register's Office. Charles C. Trabue, III and Anne B. Trabue have since been divorced by final decree in the Sixth Circuit for Davidson County, Tennessee, Rule No. 80D3683, dated April 23, 1981.

This conveyance is subject to: (1) 1990 taxes, which have been prorated and assumed by the Grantees herein; and (2) All matters appearing on the plan of record in Plat Book 421, page 112, said Register's Office.

4766 06/28 0101 03CHECK 815.50

37.50 I.D.

JUN 28 10 00 AM '90

This is unimproved ( ) improved (XX) property, known as 4406 Iroquois Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of June, 19 90

CHARLES C. TRABUE, III

ANNE B. TRABUE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8140 PAGE 813

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES C. TRABUE, III AND ANNE B. TRABUE, both unmarried

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of June, 19 90.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 90.

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

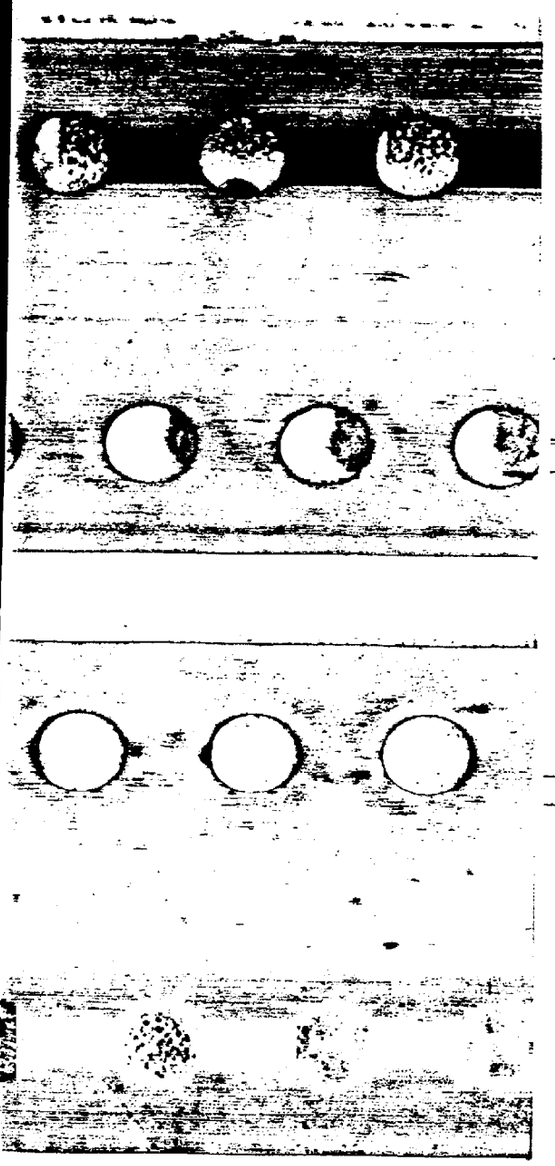
CHARLES C. TRABUE, III AND ANNE B. TRABUE, both unmarried

TO

RONALD E. PRUITT AND WIFE, ANASTASIA W. PRUITT

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8140 PAGE 814

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				245000.00
			CON TX	808.50
			PRFEE	1.00
			MDEED	6.00
			TOTAL	815.50
			CHECK	815.50
06/28/90	01		10:00 0001	4766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3751.0

IDENTIFICATION REFERENCE

JUN 28 10 00 AM '90

No. 332365