WARRANTY DEED BOOK 8368 PAGE 615

FROM: William C. Demetree and Lee Chira, Grantors

TO: Dennis S. Prater and wife, Patricia J. Prater, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

720 Collins Trace Court
Nashville, Tn 37221

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Countrywide Funding Corp
P.O. Box 7024
Pasadena, CA 91109-8974

Map-Parcel Numbers

155-8C-187

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-Seven Thousand Dollars ($127,000).

X Dennis S Prater
Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of May, 1991.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-23-94

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, William C. Demetree and Lee Chira, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Dennis S. Prater and wife, Patricia J. Prater, Grantees, their heirs, successors 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. 187 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Grantors from Nashville Properties Partnership by deed of record in Book 8278, page 95, Register's Office for Davidson County, Tennessee.

Together with a water and a sewer tap for said lot.

This is improved property known as Collins Trace Court, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 29th day of May, 1991.

William C. Demetree

Lee Chira

STATE OF FLORIDA)
COUNTY OF ORANGE)

Personally appeared before me, Kathy E. Johnson, a Notary Public of said County and State, William C. Demetree, 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 for the purposes therein contained.

Witness my hand, at Office, this 29th day of May, 1991.

Kathy E Johnson
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: FEB. 27, 1994. BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF FLORIDA)
COUNTY OF ORANGE)

Personally appeared before me, Brenda J. Carlson, a Notary Public of said County and State, Lee Chira, 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 for the purposes therein contained.

Witness my hand, at Office, this 29th day of May, 1991.

Brenda J. Carlson
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES OCT. 26, 1992 BONDED THRU HUCKLEBERRY & ASSOCIATES

2 0 1 9 2

Jun 6 3 40 PM '91

1452 06/06 0101 03CHECK 429.10

-3-

7886R/05-28-91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8368 PAGE 618

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 127000.00

CON TX 419.10

WDEED 1.00

WDEED 9.00

TOTAL 429.10

CHECK 429.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/06/91 01 15:41 0001 1452

20192

IDENTIFICATION

JUN 6 3 40 PM '91

No. 428524