This Instrument Prepared
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

7667 05/18 0101 03CHECK 192.00

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Richard A. Pratt and wife, Vera Louise Pratt 334½-46th Avenue, North Nashville, TN 37209	Same.	Map 91-16 Parcel 29

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, MAVIS ANN HEMMER, MARJORIE GAYLE MCCONNELL, TILMA JEAN POMEROY, THE HEIRS AT LAW OF MARJORIE P. BROWN, DECEASED, hereinafter "GRANTORS" have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD A. PRATT AND WIFE, VERA LOUISE PRATT, hereinafter "GRANTEES", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain tract of land in Davidson County, Tennessee, being the southeasterly part of a lot marked "exchange building" on the Plan of The Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the northerly margin of Park Avenue, formerly First Avenue, at a point 100 feet east of a lot formerly owned by Misses Strong, said point being the southeast corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with said Murray's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Park Avenue 50 feet; thence southwardly and parallel with Murray's easterly line 150 feet to the northerly margin of Park Avenue; thence with same westwardly 50 feet to the beginning.
>
> Being the same property conveyed to Tillman M. Brown and wife, Marjorie P. Brown, by deed from C. L. Fields and wife, Mabel Fields, of record in Book 1320, page 668, Register's Office for said County, the said Tillman M. Brown having predeceased Marjorie P. Brown. The propert is vested in Mavis Ann Hemmer, Marjorie Gayle McConnell and Tilma Jean Pomeroy, the heirs at law of Marjorie P. Brown, deceased, as evidenced by the Affidavit of Heirship recorded simultaneously herewith.

This is improved property known as 4412 Park Avenue, Nashville, Tennessee, 37209, Tennessee.

This conveyance is made subject to the following:

1. Taxes for the current year to be prorated between the parties.

2. An easement over a ten foot strip across the north end of the property in the deed from N. J. Lovelace and wife, to C. L. Fields and wife, of record in Book 841, page 396, in said Register's Office.

3. Those matters as they appear on the Plan of record in Book 57, page 103, said Register's Office.

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, representatives and assigns forever.

And GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as may be set forth above.

GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of May, 1992.

GRANTORS:

Mavis Ann Hemmer

Marjorie Gayle McConnell

Tilma Jean Pomeroy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mavis Ann Hemmer, Marjorie Gayle McConnell, and Tilma Jean Pomeroy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of May, 1992.

Notary Public

My Commission Expires: 3-25-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this 14th day of MAY, 1992.

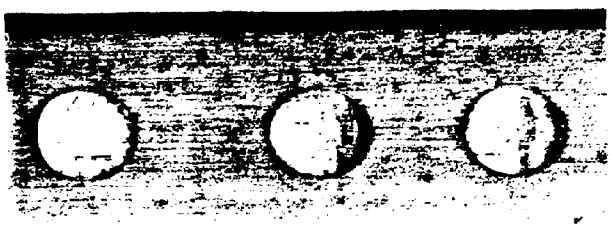
Notary Public

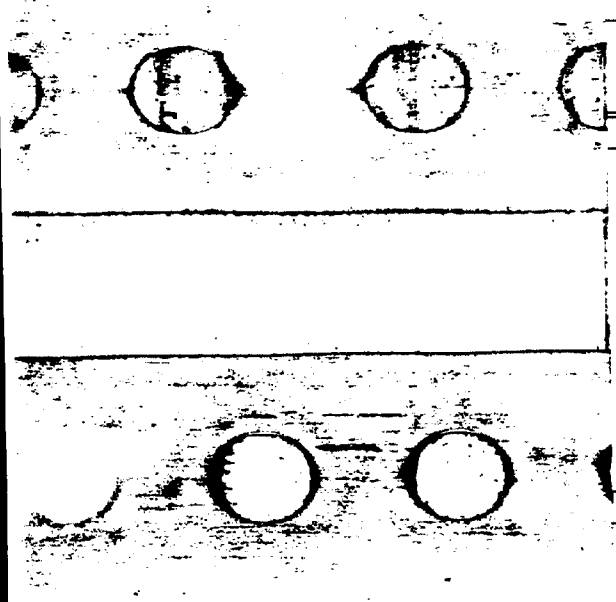
My Commission Expires: 9/16/95

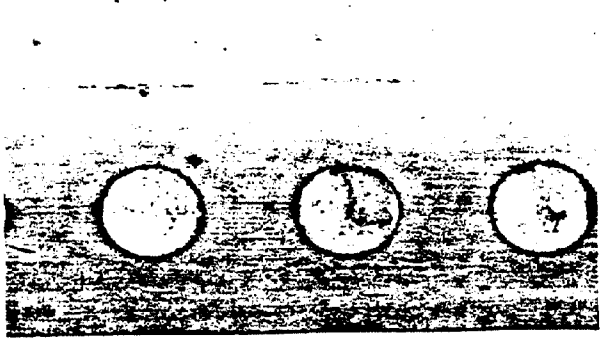
IDENTIF. REFERENCE

MAY 18 1 13 PM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8628 PAGE 138

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	6.00
TOTAL	192.00
CHECK	192.00

05/18/92 01 13:14 0001 7669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1111109

IDENTIF. REFERENCE

MAY 18 1 13 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531863