File Box 16 MN1

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This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Edwin Eugene Pruett, Jr. and David L. Pruett 604 Old Hickory Blvd. Madison, Tennessee 37115	New Owners	042-11-0 36.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Edwin Eugene Pruett, Jr. ("Grantor"), have bargained and sold and do hereby transfer and convey unto Edwin Eugene Pruett, Jr., and David L. Pruett ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being situated in the 11th Civil District of said County, described as follows:
>
> Beginning at a point in the northerly margin of Old Hickory Boulevard or Hall's Lane, 60 feet westwardly from the southeast corner of the property conveyed to Larry Burton and wife, by deed from Edwin E. Pruett and wife, of record in Book 2301, Page 149, Register's Office for said County; thence with the margin of the same, north 86 deg. 15' west 320 feet to a point; thence north 2 deg. 30' east 650.5 feet, more or less, to a point; thence south 82 deg. east 320.9 feet to a point; thence south 2 deg. 30' west 626.5 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Edwin E. Pruett and wife, Frances R. Pruett (now deceased), by Deed from Morgan Hurt and wife, Ruth Wilson Hurt, by Deed of record in Book 2734, Page 261, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 Old Hickory Boulevard, Madison, Davidson County, Tennessee, 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for the 1992 real estate taxes which Grantees agree to assume; a certain strip along Old Hickory Boulevard conveyed to the Tennessee Department of

Transportation for the widening of Old Hickory Boulevard; and an easement across the rear of the property conveyed to the Metropolitan Government of Nashville and Davidson County for sewage purposes.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8-13-92 day of August, 1992.

Edwin E Pruett 8-13-
EDWIN EUGENE PRUETT, JR.

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Thousand Eight Hundred Dollars and No Cents ($140,800.00).

Edwin E Pruett
AFFIANT

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Edwin E. Pruett, Jr. with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, who acknowledged to me that he/~~she~~ executed the foregoing instrument of his/~~her~~ own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me on this 13th day of August, 1992.

Jenni J. Keith
Notary Public
My Commission Expires:
11-26-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

1552 08/18 0101 03CHECK 529.96

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Edwin Eugene Pruett, Jr., the within-named bargainor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, who acknowledged to me that he executed the foregoing instrument of his own free will and for the purposes and considerations therein expressed.

Sworn to and subscribed before me on this 13th day of August, 1992.

Jenni J. Keith
Notary Public
My Commission Expires:
11-26-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

87583

IDENTIFICATION REFERENCE

AUG 18 2 23 PM '92

A. Z. WILSON II REG. ST.
DAVIDSON COUNTY, TN

BWTH3.385
08/11/92(jfk)

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	140800.00
CON TX	520.96
PRFEE	1.00
WDEED	8.00
TOTAL	529.96
CHECK	529.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 08/18/92 01:25:00 001 1552

3.7.5 8.3

IDENTIFICATION REFERENCE

AUG 18 2 23 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561313