BOOK 8849 PAGE 597

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 258,800.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF January, 19 93

NOTARY PUBLIC

My Commission expires: 1-22-95

THIS INSTRUMENT PREPARED BY

Roland M. Lowell, Attorney, 2300 First American Center, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert J. Pratt and wife Connie L	CTX Mortgage	117-13-0-B-088.00
(NAME)	(NAME)	
109 Abbottsford	P.O. Box 19000	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Dallas TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 258,800.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

David K. Baird and wife Rose Ann Baird

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Robert J. Pratt and wife Connie L. Pratt

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See attached description.

8 6 5 0 3

IDENTIFICATION REFERENCE

JAN 27 11 14 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0176 01/27 0101 03CHECK 970.56

This is improved (X) unimproved ( ) property, known as 109 Abbottsford (House Number) (Street) Nashville (City) TN (State) 37215 (Zip)

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 and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Witness our hands this 26th day of January, 19 93.

David K. Baird

Rose Ann Baird

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 8849 PAGE 598

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David K. Baird and wife, Rose Ann Baird, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of January, 19 93.

My Commission expires: 6-22-95

Mary P. Barkley
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

ATTACHMENT TO
WARRANTY DEED, BAIRD, ET UX TO PRATT, ET UX

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PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 109 on the Plan of Abbottsford, Phase One, of record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David K. Baird and wife Rose Ann Baird by deed from Abbott Martin Corporation of record in Book 6582, page 450, Register's Office for Davidson County, Tennessee.

Subject to the following:

The Plan of Phase One of Abbottsford, a planned unit development, of record in Plat Book 6250, pages 419, 420 and 421, said Register's Office, shows an Owner's Certificate, dedication of common areas and various easements as noted thereon.

A Subdivision Plat of the Frank R. Leu Property of record in Book 6250, page 418, said Register's Office.

Water Line Easements of record in Book 1286, page 690 and Book 1037, page 572, said Register's Office.

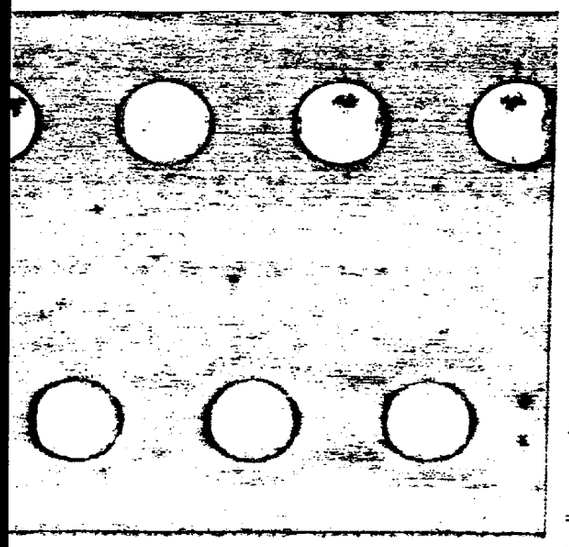
Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

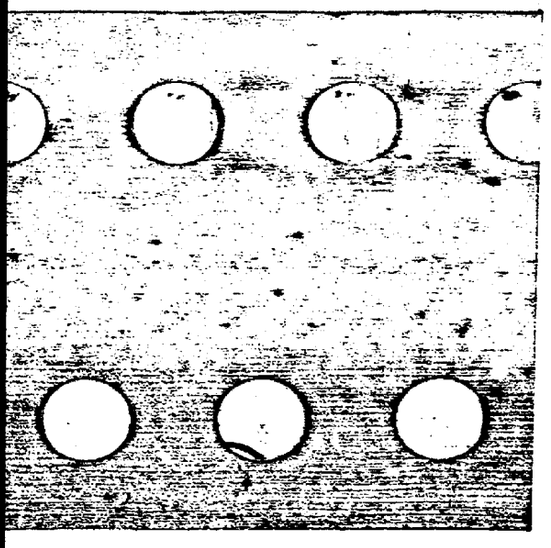
Restrictive Covenants for Abbottsford of record in Book 6537, page 303, said Register's Office, as amended in Book 6576, page 509; as further amended in Book 6578, page 302, said Register's Office.

Declaration of Restrictive Covenants and Reciprocal Easements dated January 21, 1985, of record in Book 6478, page 177, said Register's Office as amended by instrument of record in Book 6530, page 242, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowner's Association, Inc. and By-Laws of record in Book 8106, page 1, said Register's Office, as amended by instrument of record in Book 8627, page 254, said Register's Office.

Subject to unpaid 1993 real property taxes, a lien, not yet due and owing.





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 258800.00
CON TX 957.56
PRFEE 1.00
WDEED 12.00
TOTAL 970.56
CHECK 970.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 0176

86503

IDENTIFICATION REFERENCE

JAN 27 11 14 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614881