FORM NO WD-1

BOOK 9275 PAGE 967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150000.00

Richard A Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 1994

Notary Public

MY COMMISSION EXPIRES: 03/10/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Equity Search, Inc., 2323 Hillsboro Road, 5th Floor, Nashville, Tennessee 37212
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP, PARCEL, NUMBERS
Richard A. Pratt (NAME)	New Owner (NAME)	Map 081-16
334 1/2 46th Ave N (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 021.00
Nashville TN 37209 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, PHILLIP A. WINNARD and STAFFORD D. WINNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD A. PRATT and wife, VERA LOUISE PRATT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain lot or parcel of land situated, lying and being in the West Nashville, Davidson County, Tennessee, and more particularly described as follows:

Beginning on the southerly margin of Charlotte Avenue at a point 135 feet east of the easterly margin of 46th Avenue, North, formerly 5th Street, as shown on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County; thence with the southerly margin of Charlotte Avenue, eastwardly 67 1/2 feet to the northwest corner of the property conveyed to Mrs. Allen O. Burkitt by deed from W.L. Sadler of record in Book 971, page 161, said Register's Office; thence with said Burkitt's westerly line, southwardly 150 feet; thence at right angles, westwardly 67 1/2 feet; thence at right angles northwardly 150 feet to the beginning.

Being the same property conveyed to Phillip A. Winnard and Stafford D. Winnard, by deed from Dr. Carman Holmes Winnard, dated August 30, 1978, recorded August 31, 1978, Book 5332, page 138, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 4505 Charlotte Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 10th day of March, 1994

Phillip A. Winnard
PHILLIP A. WINNARD

Stafford D. Winnard
STAFFORD D. WINNARD

...First Title and Escrow Co., Inc.

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP A. WINNARD and STAFFORD D. WINNARD

the bargainors, with whom I am personally acquainted, (or proved to me on 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 Nashville, Tennessee, this 10th day of March, 1994, 19 94.

Notary Public

Commission Expires 01/22/95

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

4505 Charlotte Avenue

26747

IDENTIF. & REFERENCE

94 MAR 11 AM 11:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

PHILLIP A. WINNARD and

STAFFORD D. WINNARD

TO

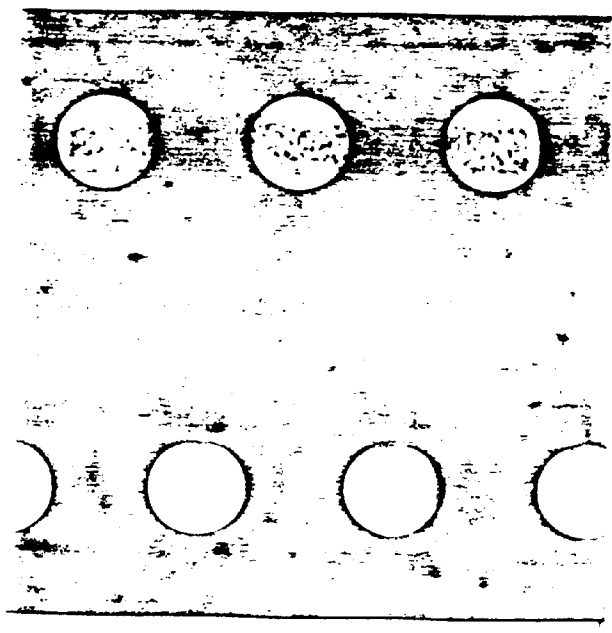
RICHARD A. PRATT and wife,

VERA LOUISE PRATT

ESI-94-1256

EQUITY SEARCH INCORPORATED
2323 HILLSBORO ROAD, FIFTH FLOOR
NASHVILLE, TENNESSEE 37212

0667 03/11 0101 03CHECK 564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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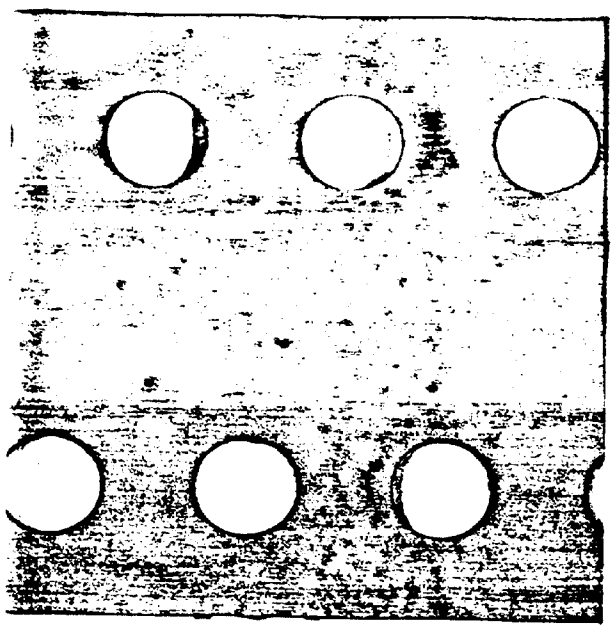
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

03/11/94 01 11:47 0001 0667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26747
IDENTIF. & REFERENCE

94 MAR 11 AM 11:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 766054