58

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North BOOK 9336 PAGE 428
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Therese Drazba
4412 Illinois Avenue
Nashville, Tennessee 37219

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 91-12
PARCEL 14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard A. Pratt and wife, Vera Louise Pratt ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Therese Drazba ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 309, 311 and 313 of Block 44, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
>
> Said Lots Nos. 309 and 311 and 313 front together 75 feet on the northerly side of Illinois Avenue and run back between parallel lines with the easterly margin of an alley, 150 feet to an alley in the rear.
>
> Being the same property conveyed to Richard A. Pratt and wife, by deed from First American National Bank, Executor of Estate of Sam Golden of record in Book 4945, page 397, Register's Office for Davidson County, Tennessee.

This is improved property known as 4406 Illinois Avenue, Nashville, TN 37209.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of May, 1994.

Richard A Pratt
Richard A. Pratt

Vera Louise Pratt
Vera Louise Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard A. Pratt and wife, Vera Louise Pratt, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of May, 1994.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $15,950.00.

AFFIANT

Subscribed and sworn to before me this 5th day of May, 1994.

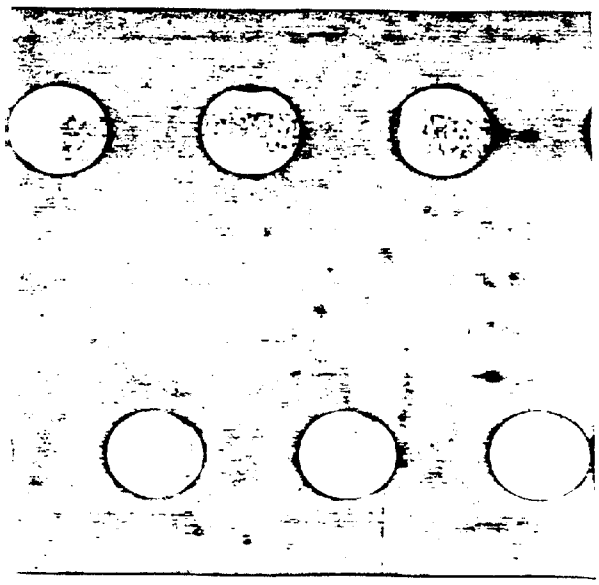
Andrew B. Gibson, Jr.
NOTARY PUBLIC

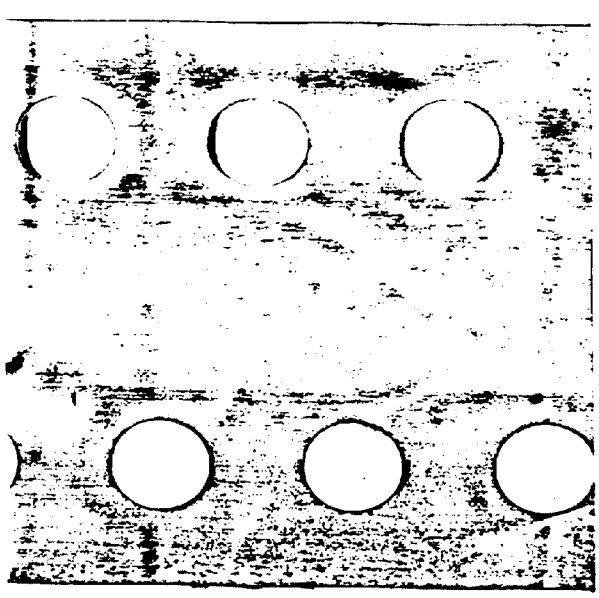
My Commission Expires: 9/16/95

47155
IDENTIF. & REFERENCE

94 MAY -5 PM 3:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2890 05/05 0101 03CHECK 67.83





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	~~15950.00~~
			CON TX	58.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	67.83
			CHECK	67.83

05/05/94 01 15:45 0001 2890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47155

IDENTIF. & REFERENCE

94 MAY -5 PM 3:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 787960