61

THIS INSTRUMENT WAS PREPARED BY
Dyer, James & Taylor
30 Burton Hills Blvd., Suite 200
Nashville, Tennessee 37215

FILE BOX 61

FILE BOX

BOOK 9375 PAGE 308

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall J. Pratt (NAME)	Mrs. Glyndon Sanford (NAME)	118-09-67
1013 Woodmont Blvd. (ADDRESS)	1059 Dunhill Drive (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND 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, MRS. GLYNDON SANFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall J. Pratt and wife, Jane G. 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:

Land in Davidson County, Tennessee, being Lot 35 on the Map of Leonte Subdivision, not of record and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936, and March 1938, as follows:

Beginning at a point in the south margin of Woodmont Blvd. 700 feet east of the easterly margin of Granny White Pike at the corner of Lots 34 and 35; thence with the line between said lots, southerly 192 feet to a point at the corner of said lots and Lots 48 and 49; thence with the line between Lots 35 and 48; easterly 100 feet to the corner of said lots and of Lots 36 and 47; thence with the line between Lots 35 and 36 northerly 190 feet to the south margin of Woodmont Blvd.; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Mrs. Glyndon Sanford by deed from James R. Turner and Pauline S. Turner of record in Book 5016, Page 6, said Register's Office.

59964
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 1:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4918 06/10 0101 03CHECK 527.00

unimproved ( )
This is improved (X) property, known as 1013 Woodmont Blvd., Nashville, TN 37204
(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 my hand this 8th day of June 19 94

Mrs. Glyndon Sanford by Shirley Donald atty in fact

MRS. GLYNDON SANFORD

BOOK 9375 PAGE 309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Glydon Sanford, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of June 19 94.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

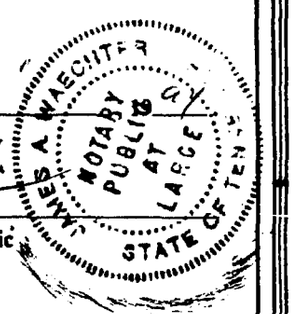
STATE OF TENNESSEE
Davidson County

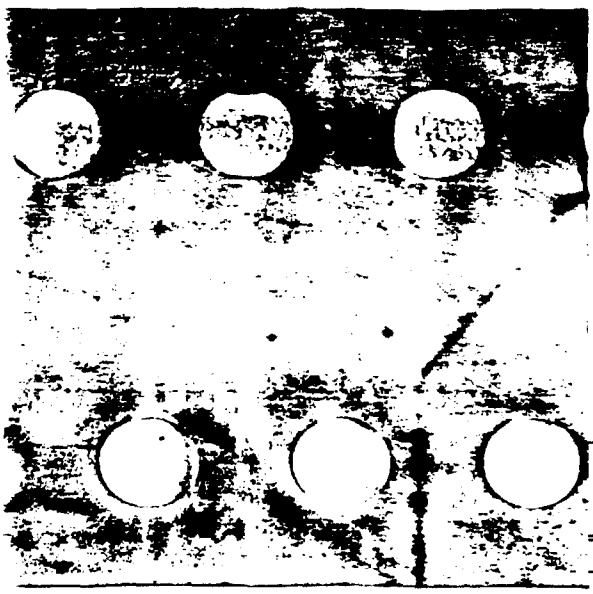
On this 7th day of June, 1994, personally appeared before me, Shirley Bonar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Mrs. Glydon Sanford and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 7th day of June 1994.

_____
Notary Public

My commission expires: 5-11-95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

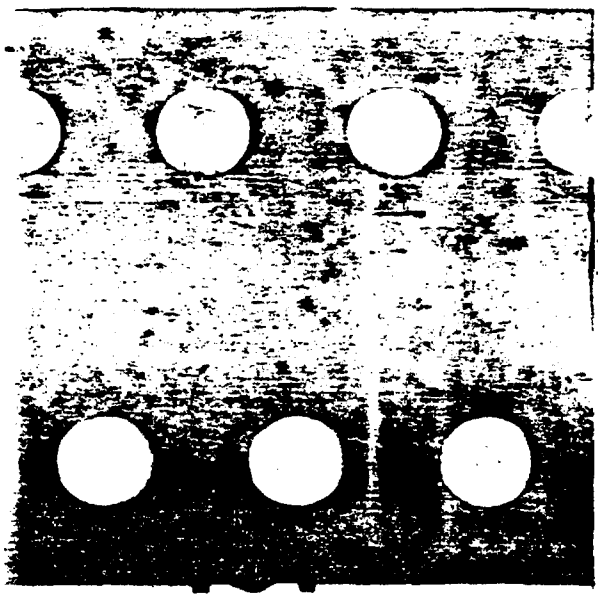
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 9375 PAGE 310

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	140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	527.00
			CHECK	527.00
06/10/94	01		13:38 0001	4918



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59964
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 1:37

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN.

No. 801672