63

BOOK 9723PG660

This Instrument Prepared By:

James D. White, Jr.
Attorney at Law
406 College, P.O.Box 243
Lafayette, Tennessee 37083

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

NAME & ADDRESS:

David Drake
1200 8th Street
Old Hickory, TN 37138

MAP: 44 PARCEL: 14-80

B501 07/06 0101 03CHECK 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND NO\100 ($60,000.00) DOLLARS and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, PATRICIA ANN PRUITT, EXECUTRIX OF THE ESTATE OF GLADYS MOLENE SHEARIN, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto DAVID DRAKE, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 4th Civil District of Davidson, County, Tennessee, and more particularly described as follows, to-wit:

Land in the 4th Civil District of said County, being Lot No. 50 on the Map of Rolling Green Subdivision, Section 1, of record in Book 1424, page 74, Register's Office for said County.

Said lot No. 50 fronts 90 feet on the north side of 8th Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Virgil L. Long and wife, Ellie Jean Long by deed from Charlie Sutton, et ux Mabel Anderson Sutton dated May 9, 1952 and recorded in Deed Book 2046, page 347, Register's Office Davidson County, Tennessee. The said Virgil L. Long died intestate June 7, 1963, leaving his wife, Ellie Jean Long surviving. The said Ellie Jean Long died testate in 1985 and said property was bequeathed to Gladys Shearin by her will as recorded in Will Book 151, page 375, Probate Clerk Court's Office, Davidson County, Tennessee. The said Gladys Shearin died testate in Davidson County, Tennessee March 10, 1995 and under the terms of her will as found in Will Book 197, page 516, Probate Court Clerk's Office, Davidson County, Tennessee, the Grantor herein, Patricia Ann Pruitt, was named Executrix with the authority to sell said property.

The foregoing property description is the same as that description contained in the preceding deed.

1995 property taxes to be prorated to date of closing.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am the lawfully appointed and acting Executrix of the Estate of Gladys Molene Shearin and am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 27th day of June,1995.

Patricia Ann Pruitt Executrix
Patricia Ann Pruitt
Executrix of the Estate
of Gladys Molene Shearin

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named Patricia Ann Pruitt, with whom I am personally acquainted, and who acknowledged to me that she is the Executrix of the Last Will and Testament of Gladys Molene Shearin, and that she as such Executrix, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 3-25-1999

95 JUL -6 AM 11:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
00076683

The actual consideration for this transfer or value of property (whichever is greater) is $60,000.00. This is equal to or greater than the property would bring at a fall and voluntary sale.

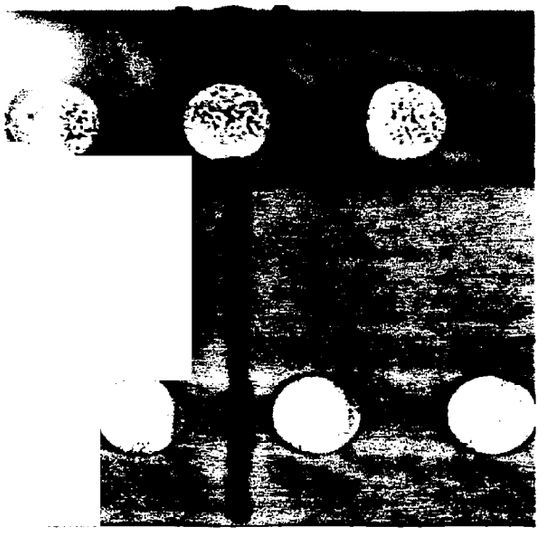
Brenda C Davis

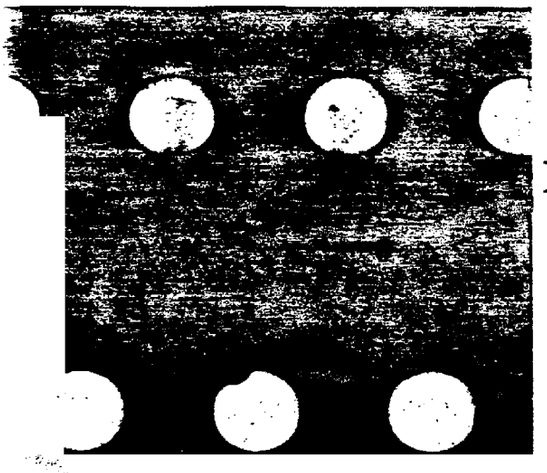
Sworn to and subscribed before me this 27th day of June, 1995.

My Commission Expires: 1-25-97

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9723 PG 662

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

07/06/95 01 11:34 0001 8501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076683
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 11:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927643