Realty 48

WARRANTY DEED



My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9945 PG 645

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,830.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Brothers (NAME)	FT Mortgage Companies dba First Tennessee (NAME) Mortgage Company, Inc.	142-10-0 109.00
7205 Green Meadows (ADDRESS)	P. O. Box 613136 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Ronald F. Pratt and wife, Mary Yvonne Pratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Brothers

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, TN, being Lot No. 36 on the Plan of Green Meadows, Section Two, of record in Plat Book 5210, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald F. Pratt and wife, Mary Yvonne Pratt by deed from James J. Holmes and wife, Cynthia M. Holmes of record in Book 7881, Page 21, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5376, Page 552, Easement in Book 5814, page 889, Right of Way Deed for Highway Purposes in Book 5025, page 681 and Book 5025, page 684, and all matters shown on the Plan of Record.

0149763

IDENTIF. & REFERENCE

96 FEB 12 PM 2:39

FELIX Z. WILLIAMS II, REGISTER
DAVIDSON COUNTY, TN.

7328 02/12 0101 03CHECK 437.50

unimproved ( )
This is improved (X) property, known as 7205 Green Meadows, Nashville, TN 37221
(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 hand s this 9th day of February 19 96

Ronald F. Pratt

Ronald F. Pratt

Mary Yvonne Pratt

Mary Yvonne Pratt

BOOK 9945 PG 646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald F. Pratt and wife, Mary Yvonne Pratt

the bargainor s, 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 Brentwood, Tennessee, this 6th day of February, 19 96.

Commission expires May 16, 1999

Notary Public

TERESA L BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires: 5-16-99

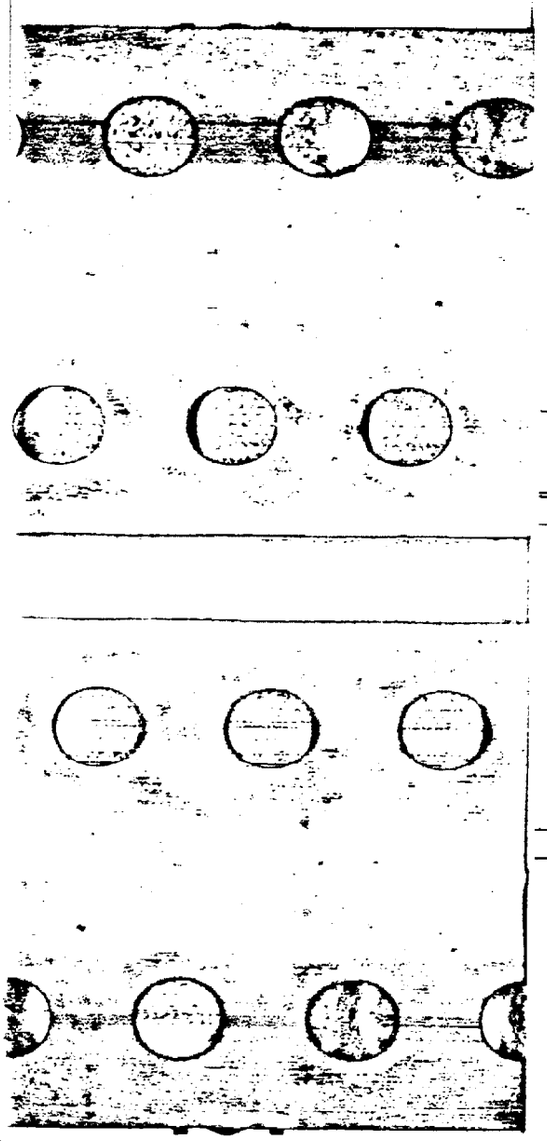
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 647

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 115830.00
CON TX 428.58
PRFEE 1.00
WDEED 8.00
TOTAL 437.58
CHECK 437.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7328

0149763
IDENTIF. # REFERENCE

96 FEB 12 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005529