Realty 48

WARRANTY DEED

BOOK 9945 PG 658

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00
Ronald F. Pratt
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 and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald F. Pratt (NAME)	Franklin American Mortgage Corp. (NAME)	155-03-A-013
8130 Poplar Creek Road (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Loren Edward Brooks and wife, Mary K. Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald F. Pratt and wife, Mary Y. 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, TN, being Lot No. 5 on the Plan of Section I, Rolling River Estates, of record in Book 4860, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Loren Edward Brooks and wife, Mary K. Brooks by deed from Merrill Lynch Relocation Management, Inc., a California Corporation of record in Book 6248, Page 653, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 4892, Page 689; Book 4788, Page 950; Book 4871, Page 640; Bylaws in Book 4892, Page 679; Easement in Book 8252, Page 482, and all matters shown on the Plan of Record.

0149766 IDENTIFICATION REFERENCE

96 FEB 12 PM 2:40 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

7331 02/12 01:01 3CHECK 599.15

unimproved ( )
This is improved (X) property, known as 8130 Poplar Creek Road, 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

Loren Edward Brooks - for Loren Edward Brooks

Mary K. Brooks by Loren Edward Brooks atty. in fact.
Mary K. Brooks

STATE OF TENNESSEE

BOOK 9945 PG 659

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loren Edward Brooks and wife, Mary K. Brooks

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 9th day of February, 19 96.

Commission expires May 16, 1999

Notary Public

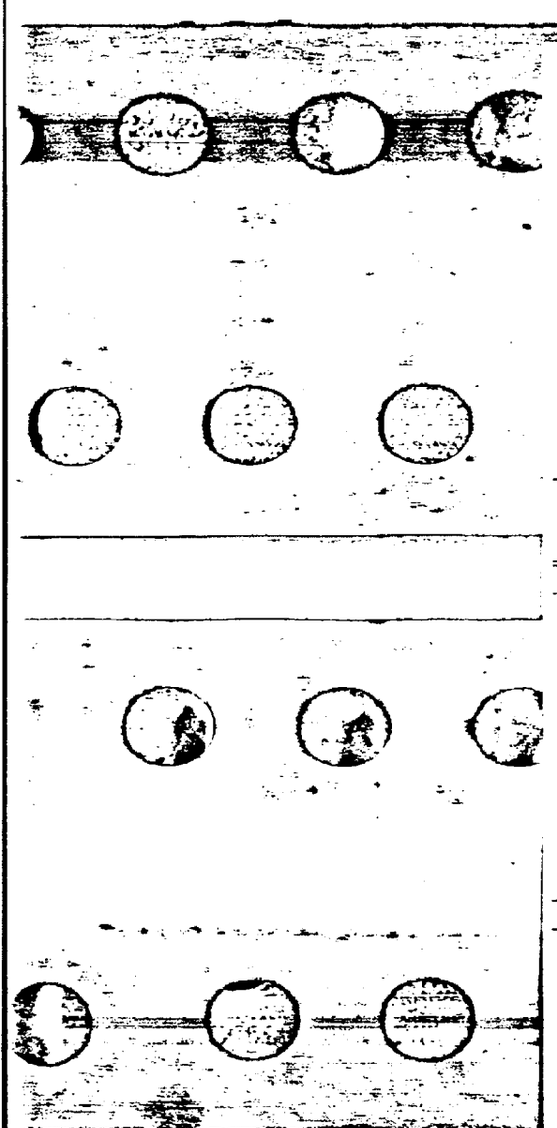
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 660

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 159500.00
CON TX 590.15
PRFEE 1.00
WDEED 8.00
TOTAL 599.15
CHECK 599.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2001 7331

0149766
IDENTIFICATION REFERENCE

96 FEB 12 PM 2:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1005532