BOOK 10123 PG 396

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV

Return To: Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF July, 1996

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supct. 3143

Marbut Glenn Gaston,Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael B. Pruitt etux (NAME)	First American National Bank (NAME)	106-12-18
340 Wilhagan Rd. (ADDRESS)	First American Center (ADDRESS)	2DA-60059
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

Warranty Deed

6121 07/17 0101 03CHECK 934.00

For and in Consideration of the sum of $ 250,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Samuel Bingham Company, a Delaware Corporation

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Michael B. Pruitt and wife, Barbara H. Pruitt

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and being Revised Lot No. 10 of the Murfreesboro Road Subdivision, Section 4, as of record at Book 4060, page 138, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 4989 , page 674 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictive covenants of record at Book 4230, page 94 and plan of record at Book 4060, page 138, said Register's Office, and encroachment of a portion of the parking lot, water meter, planter and flag pole over adjacent land.

This is unimproved ( ) improved (XX) property, known as 340 Wilhagan Rd., Nashville, TN 37217
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st day of June, 1996.

Samuel Bingham Company

By: L. W. Ekstrom, President

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10123 PG 397

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

MAIL ENV.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

96 JUL 17 AM 9:48

IDENTIFICATION REFERENCE

02043 92

STATE OF ~~TENNESSEE~~XXX Illinois :
County of ~~_____~~ DuPage :

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared L W Ekstrom, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of Samuel Bingham Company, a Deleware corporation, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

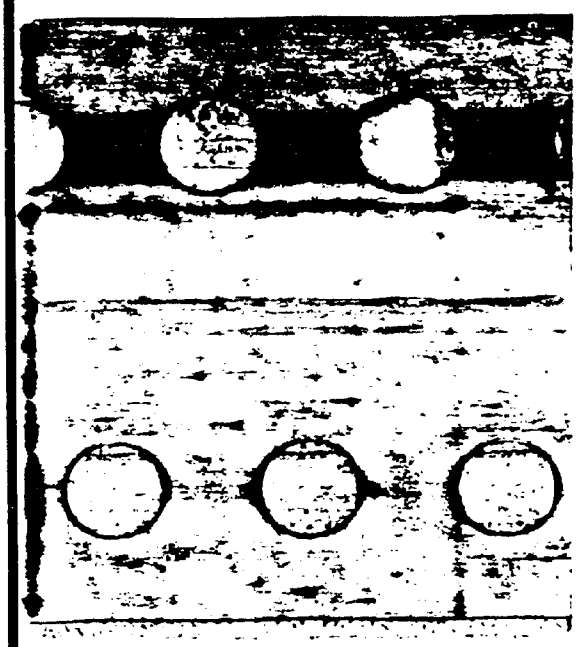
Witness my hand and official seal at office this 21st day of June, 19 96.

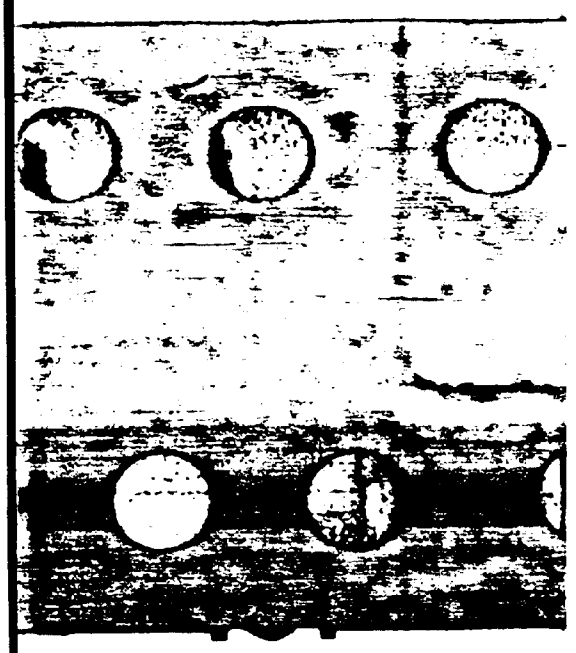
My Commission expires: 3/27/00

"OFFICIAL SEAL"
JOAN DUNN
Notary Public, State of Illinois
My Commission Expires 3/27/00

Joan Dunn
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10123 PG 398

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	
				250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	934.00
			CHECK	934.00
07/17/96	01	09:50	0001	6121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204392
IDENTIF. / REFERENCE

96 JUL 17 AM 9:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063784