BOOK 10163 PG 759

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **16th** day of **August, 1996** between **Darrel K. Avery and Felinda Avery, married** , GRANTORs, and **John F. Pratt, unmarried**, as GRANTEE

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Beginning at an iron rod on the southern right of way of Smith Springs Road, said rod being 437.4 +/- feet northwest of the centerline of Folkstone Drive; thence leaving said right of way N. 85 deg. 29' 15" West 331.08 feet to a car axle; thence N. 8 deg. 39' 14" E. 331.53 feet to an iron rod on the south side of Smith Springs Road; thence with said right of way along a curve to the right having a radius of 4554.4 feet a length of 755.0 feet, a chord 75.0 feet along a bearing of South 48 deg. 57' 53" E. to an iron rod; thence continuing with said right of way along a curve to the right having a radius of 920.78 feet, a length of 380.40 feet, a chord of 377.697 feet along a bearing of South 36 deg. 22' 33" E. to the point of beginning containing 1.438 acres more or less.

Being a portion of the same property conveyed to Darrell K. Avery by deed from Linda Kenaum, unmarried of record in Book 9107, page 165, Register's Office for Davidson County, Tennessee.

Felinda Avery, wife of Darrell K. Avery, joins in this conveyance to convey any and all interest she may have in said property, including but not limited to her martial interest.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

_____

_____

Darrel K. Avery,

Felinda Avery,

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COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrel K. Avery and Felinda Avery, the bargainors, with whom I am personally acquainted (or proved to be 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 this16th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $26,500.00

Affiant

Subscribed and sworn before me this 16th day of August, 1996

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
John F. Pratt
508 Spring Garden Ct.
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map & Parcel No.
Map 136 Parcel 88.01

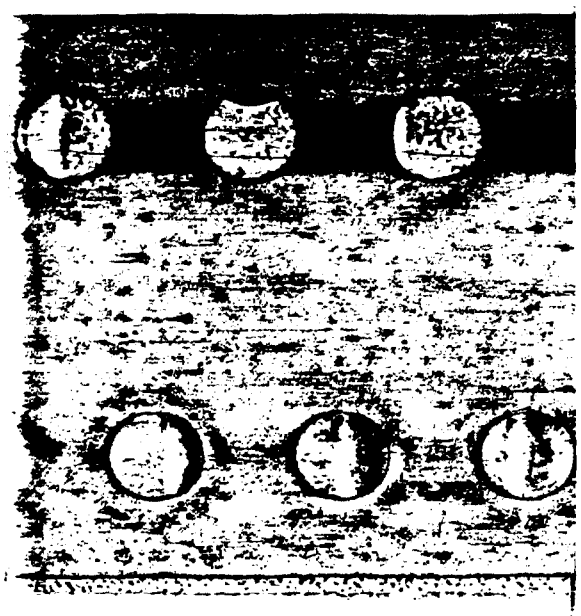
0216893

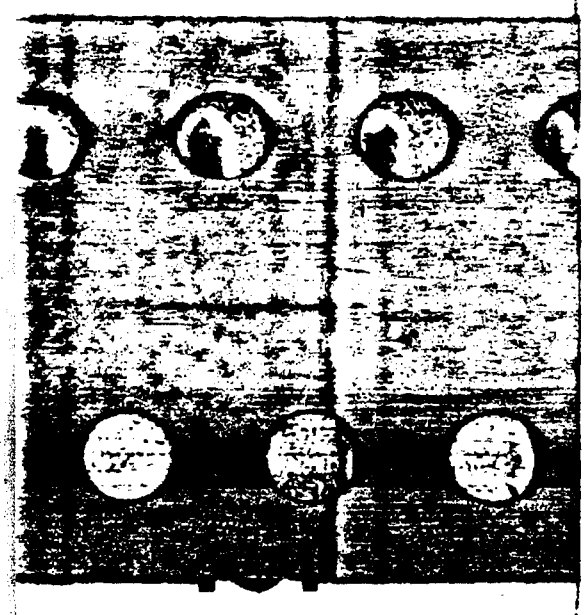
IDENTIF. & REFERENCE

96 AUG 22 AM 8:37

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

9541 08/22 0101 03CHECK 107.05





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

RECEIVED OF _____

FOR _____

BOOK 10163 PG 761

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
			CHMT 26500.00	
			CON TX 98.05	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 107.05	
			CHECK 107.05	
08/22/96	01	08:40	0001 9541	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216893
IDENTIF. # REFERENCE

96 AUG 22 AM 8:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022098