THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10281 PG 380
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 234,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December 19 96

Notary Public

My Commission Expires: 11.22.97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RANDALL J. PRATT 1414 Stratton Avenue Nashville, Tennessee 37206	SAME	MAP 83-5 PARCEL 406

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY FOUR THOUSAND AND NO/100- ---------- ($ 234,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, KELLY RIGSBY CARROLL, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RANDALL J. PRATT AND WIFE, JANE G. 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:

BEING the easterly 90.0 feet of Lot No. 5 on the Map of the Subdivision of The C.F. Ordway Homeplace as of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 90.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 223.0 feet, more or less, to an alley.

BEING the same property conveyed to Kelly Rigsby Carroll, married, by deed from William T. Buerkett and wife, Melissa A. Buerkett, of record in Book 9817, page 151, Register's Office for Davidson County, Tennessee.

96 DEC -5 AM 9:38
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE 0252907

This is improved property known as 1414 Stratton Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of S/D of The C.F. Ordway Homeplace of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE's, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of December, 19 96.

Kelly Rigsby Carroll

KELLY RIGSBY CARROLL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 3rd day of December, 19 96.

Mitchell A. Watts

My Commission Expires: November 22, 1997

Notary Public

2295 12/05 0101 03CHECI 874.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

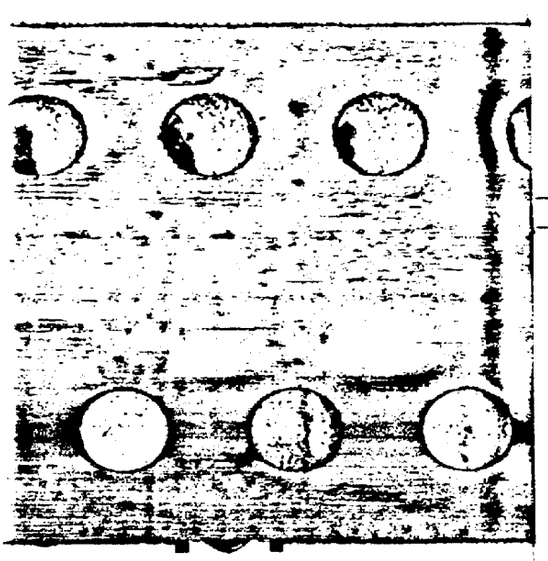
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath ___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10281 PG 382

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 234000.00
				CON TX 865.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 874.80
				CHECK 874.80
12/05/96	01			09:39 0001 2295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252907
IDENTIF. # REFERENCE

96 DEC -5 AM 9:39

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

No. 1094951