BOOK 10330 PG 558

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 179,500.00

Affiant

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

Subscribed and sworn to before me, this 24th day of January 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL L. BOBO 1013 Woodmont Boulevard Nashville, Tennessee 37204	SAME	MAP 118-9 PARCEL 67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY NINE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 179,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, RANDALL J. PRATT AND WIFE, JANE G. PRATT hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL L. BOBO AND WIFE, SHARON Y. BOBO hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 35 on the Map of Leonte Subdivision, not of record and described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, in December 1936, and March 1938, as follows:

BEGINNING at a point in the south margin of Woodmont Boulevard, 700.0 feet east of the easterly margin of Granny White Pike at the corner of Lots 34 and 35; thence with the line between said lots, southerly 192.0 feet to a point at the corner of said lots and Lots 48 and 49; thence with the line between Lots 35 and 48 easterly 100.0 feet to the corner of said lots and of Lots 36 and 47; thence with the line between Lots 35 and 36 northerly 190.0 feet to the south margin of Woodmont Boulevard; thence with the margin of the same, westerly 100.0 feet to the beginning.

BEING the same property conveyed to Randall J. Pratt and wife, Jane G. Pratt, by Warranty Deed from Mrs. Glyndon Sanford of record in Book 9375, page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 Woodmont Boulevard, Nashville, Tennessee 37204

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 s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Leonte Subdivision not of record of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

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GRANTOR s FURTHER COVENANT___ and bind___ themselves, their 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 we have hereunto set our hands on this the 24th day of January, 19 97.

RANDALL J. PRATT

JANE G. PRATT

NOTARY PUBLIC AT LARGE
MITCHELL A. [illegible]
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 RANDALL J. PRATT AND WIFE, JANE G. 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 this 24th day of January, 19 97.

My Commission Expires: November 22, 1997

Notary Public

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: _____

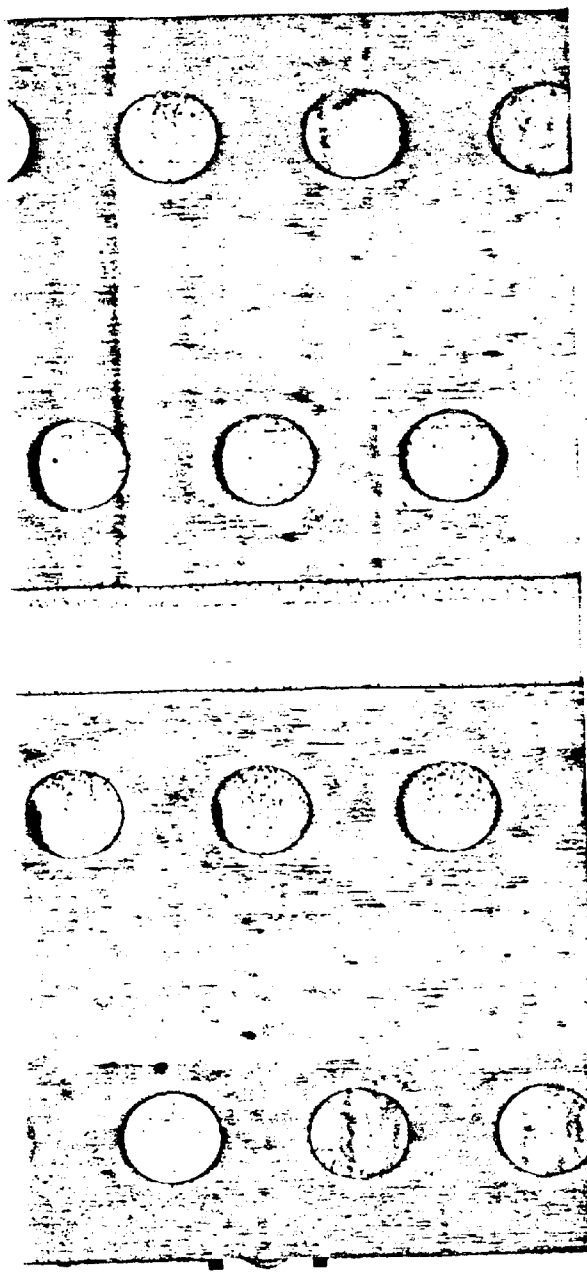
Notary Public

026747O
IDENTIF. ↑ REFERENCE

97 JAN 28 AM 9:03

[illegible]
DAVIDSON COUNTY, TN.

8582 01/28 0101 03CHECK 672.15



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

RECEIVED OF _____

FOR _____

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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	
				179500.00
			CON TX	664.15
			PRFEE	1.00
			TDEED	8.00
			ERR	CO
			TDEED	8.00-
			WDEED	8.00
			TOTAL	673.15
			CHECK	673.15

01/28/97 01 09:03 0001 8382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267470
IDENTIF. ↑ REFERENCE

97 JAN 28 AM 9:0
DAVIDSON COUNTY, T

No. 1110851