**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BOOK 10434 PG 313

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC THIS 29th DAY OF APRIL, 1997.

Notary Public

My Commission Expires: 3/25/2000

---

**WARRANTY DEED**

---

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

---

ADDRESS NEW OWNER(S) AS FOLLOWS:

Stephen M. Pratt
Leona M. Pratt
1306 Chickering Road
Nashville, Tennessee 37203

97 APR 30 AM 10:19
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

029938

SEND TAX BILLS TO:
OWNER

MAP-PARCEL NUMBERS:
Map 144-2 Parcel 4

5019 04/30 0101 03CHECK 7413.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEM B. STEVENS, JR. AND WIFE, CAROLINE BOYD STEVENS** hereinafter referred to as Grantors, hereby transfer and convey to **STEPHEN M. PRATT AND WIFE, LEONA M. PRATT** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See attached Exhibit A for complete legal description.

This is improved property known as 1306 Chickering Road
Nashville, Tennessee 27215.

**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 my hand this 29th day of April, 1997.

Lem B. Stevens, Jr.

Caroline Boyd Stevens

**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 Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 1997.

Notary Public

3/25/2000
My Commission Expires

EXHIBIT A:

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of block "I" on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, and part of a tract of land containing 75 acres, more or less, adjoining said block "I", and described according to a survey made by Z.J. Wilkerson, Surveyor, March 1, 1940, as follows:

Beginning on the easterly margin of the Belle Meade Pike or Chickering Road at the northwest corner of the property conveyed to Cale P. Haun and wife, by deed from the Guaranty Title Trust Company of record in Book 1133, page 277, said Register's Office; thence with said Hahn's northerly line, south 71 degrees 31' east 817 feet to a stake and south 86 degrees 10' east 1351 feet to said Haun's northeast corner; thence north 3 degrees east 523.5 feet to an iron pipe at the southeast corner of the property conveyed to Carolyn Jones Boyd and husband by deed from Mrs. Deane N. Shwab and husband of record in Book 1126, page 308, said Register's Office; thence with said Boyd's southerly line, north 86 degrees 20' west 2077 feet to the easterly margin of Belle Meade Pike; thence with said pike, south 14 degrees west 316.5 feet to the beginning, containing 23.35 acres, more or less.

Being the same property conveyed to Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens, by deed from Carolyn Jones Boyd Estes of record in Book 3932, page 608, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point on the northerly property line of the Lem B. Stevens, Jr. ET UX property (i.e. Deed Book 3932, page 608, Register's Office for Davidson County, Tennessee); and the southerly property line of the Thomas F. Frist, Jr. ET UX property; (i.e. Deed Book 8838, page 905, Register's Office for Davidson County, Tennessee); said point being south 86 degrees 30'00 East 925.00 feet from the northwest property corner of the above mentioned Stevens property and the easterly right-of-way of Chickering Road; thence from the point of beginning;

South 86 degrees 30'00" East 1136.00 feet (along the above mentioned property line) to a point being the southeast property corner of the above mentioned Frist property; thence South 3 degrees 29'49" West 523.50 feet to a point, being the northeast property corner of the Jacqueline G. Thompson property (i.e. Deed Book 7846, page 457), thence north 86 degrees 10'00" west 975.04 feet, along the northerly property line of the above mentioned Thompson property to a point, thence North 3 degrees 29'42" East 352.59 feet to a point; thence North 40 degrees 44'49" West, 230.76 feet to the point of beginning containing 11.96 acres more or less and being a portion of the previously mentioned Stevens property.

Being a portion of the same property conveyed to Lem B. Stevens, Jr. and wife, Caroline Boyd Stevens of record in Book 3932, page 608, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 9718, page 547, Register's Office for Davidson County, Tennessee.

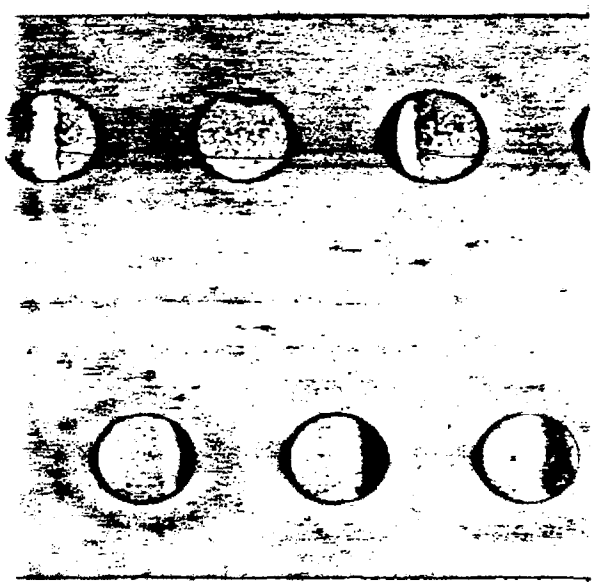
Restrictive covenants contained in an instrument of record in Book 1165, page 300, Register's Office for Davidson County, Tennessee.

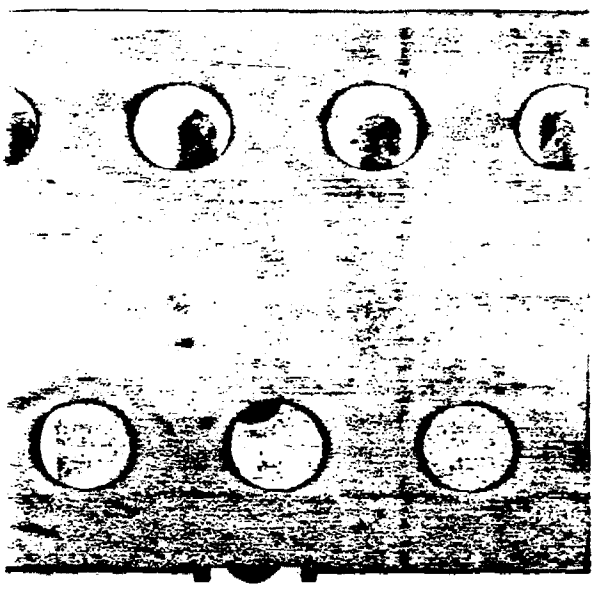
Application for Greenbelt Assessment Agriculture, of record in Book 9068, page 906, said Register's Office.

Subject to an easement of record in Book 6122, page 355, said Register's Office.

Subject to item 1 of the Property Line Agreement of record in Book 5685, page 730, said Register's Office.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10434 PG 316

| | | |
|---|---|---|
| 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
2000000.00
CON TX 7400.00
PRFEE 1.00
WDEED 12.00
TOTAL 7413.00
CHECK 7413.00

04/30/97 01 10:27 0001 5019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299383
IDENTIF. ↑ REFERENCE

97 APR 30 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145115