BOOK 10763 PG 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
12th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Prater (NAME)	Property Owner (NAME)	942-43
1706 Shelby Avenue (ADDRESS)	(ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Julie K. Rutledge Gwinn and husband, Mark Gwinn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Prater

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 Lot No. 29, on the plan of the Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being that same property conveyed to Julie Kay Rutledge by deed from Thomas Brooks Bond of record in Book 9690, Page 990, said Register's Office.

Mark Gwinn, husband of Julie K. Rutledge Gwinn joins into this conveyance for the sole purpose of relinquishing all interests he may have in the subject property by virtue of his marriage.

Upon oath, Julie K. Rudledge Gwinn warrants, covenants and certifies that she is one and the same person as Julie K. Rutledge.

98 JAN 21 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0391859
IDENTIF. ↑ REFERENCE

3933 01/21 0101 03CHECK 253.50

unimproved ( )
This is improved (X) property, known as 1706 Shelby Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 12th day of January 19 98

Julie K. Rutledge Gwinn

Mark Gwinn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie K. Rutledge Gwinn and husband, Mark Gwinn

the bargainor(s), 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 at Brentwood, Tennessee, this 12th day of January, 19 98.

Commission expires 12/4/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BOOK 10763 PG 146

WARRANTY DEED

FROM

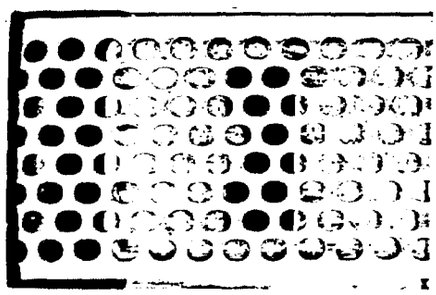
Julie K. Rutledge Gwinn

TO

David Prater

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027



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

RECEIVED OF _____

FOR _____

BOOK 10763 PG 147

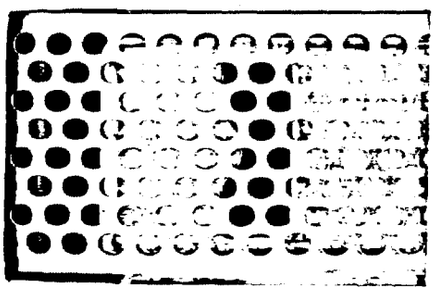
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 09:53 0001 3933



039859
IDENTIF. ← REFERENCE

98 JAN 21 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244555