THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10835 PG 655

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy R. Pruett, et ux 8308 Old Springfield Hwy. Goodlettsville, TN 37072	Same as New Owner	Map 7 P/O Parcel 33

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALLACE P. MITCHELL, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BILLY R. PRUETT and wife, FRANCES PRUETT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 20th Civil District of Davidson County, Tennessee, described according to a survey dated March 6, 1998, by Mike Burns, Registered Land Surveyor, License No. 1053, as follows:

BEGINNING at an old iron pin, the southwest corner of the Billy R. Pruett property as shown in Deed Book 4551, page 394, Register's Office for Davidson County, Tennessee, in the northern margin of Old Dickerson Pike, the southeast corner of this tract; thence along the northern margin of Old Dickerson Pike, North 44 deg. 17 min. 02 sec. West, 76.84 feet to a new iron pin; thence along a new line, North 33 deg. 08 min. 52 sec. East, 203.77 feet to a new iron pin; thence continuing along a new line, South 49 deg. 47 min. 32 sec. East, 75.57 feet to a new iron pin, in the western line of the Billy R. Pruett property as shown in Deed Book 4551, page 394, Register's Office for Davidson County, Tennessee; thence along the line with Pruett, South 33 deg. 08 min. 52 sec. West, 211.21 feet to the beginning, containing 0.357 acres, more or less.

BEING a portion of the property conveyed to Wallace P. Mitchell by deed from Burnette L. Hicks of record in Deed Book 6758, page 705, Register's Office for Davidson County, Tennessee.

The said property is unimproved property located on Old Dickerson Pike, Goodlettsville, Tennessee 37072.

The property description, as set forth herein, was taken from a survey by Mike Burns, Registered Land Surveyor, License No. 1053, dated March 6, 1998.

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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And the GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be prorated between the parties on or before December 31, 1998 and paid by the GRANTOR.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"
Wallace P Mitchell
WALLACE P. MITCHELL, a single man

"GRANTEES"
Billy R Pruett
BILLY R. PRUETT
Frances Pruett
FRANCES PRUETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE P. MITCHELL, a single man, and BILLY R. PRUETT and wife, FRANCES PRUETT, 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, at office, this the 10 day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Frances Pruett
Affiant

Sworn to and subscribed before me, this the 10 day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

4993 03/12 0101 03CHECK 46.00

041527
IDENTIF. & REFERENCE

98 MAR 12 PM 3:21

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

RECEIVED OF _____

FOR _____

BOOK 10835 PG 657

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
TOTAL	46.00
CHECK	46.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/12/93 0001 4993

0411527
IDENTIF. ↑ REFERENCE

93 MAR 12 PM 3:21

No. 1265374