PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cmw) Title No: 40655
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Duane Dunn 3721 Huntingboro Trail Antioch, TN 37013	Fleet Mortgage Corp. 2255 Glades Road, Suite 140W Boca Raton, FL 33431

TAX MAP-PARCEL NUMBERS: 150-12-A-015 02DX 08244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacob V. Pruitt and spouse, Joanna B. Pruitt,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Duane Dunn _____, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 690 on the Plan of Phase II, Somerset, of record in Plat Book 6900, page 734, said Register's Office.

SAID Lot NO. 690 fronts 61.48 feet on the northeasterly margin of Huntingboro Trail and extends back 122.87 feet on the northwesterly line and 134.61 feet on the southeasterly line to a dead line in the rear, measuring 77.09 feet thereon.

BEING the same property conveyed to Jacob V. Pruitt and wife, Joanne B. Pruitt, by deed from James R. Daniel and wife, Vicki M. Daniel, of record in Book 10961, page 467, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 734, said Register's Office, which Plan shows a 20 foot minimum building setback line from Huntingboro Trail, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s) and a 2.5 X 25 foot utility anchor easement located on the northwesterly and southwesterly front corners of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, Book 7619, page 679, Book 7657, page 583, Book 7675, page 923, Book 7776, page 826 and Book 8201, page 770, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3721 Huntingboro Trail, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on May 18, 19 99.

X J. V. Pruitt
Jacob V. Pruitt

X Joanna B. Pruitt
Joanna B. Pruitt

State of Kentucky
County of Kenton

On May 18, 19 99, before me the undersigned authority, personally appeared Jacob V. Pruitt and Joanna B. Pruitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X Kathleen Heumann
Notary Public

My Commission Expires: My Commission Expires Nov. 18, 2000

State of Kentucky Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 144,000.00

X Jacob Pruitt
Affiant

Sworn and subscribed before me on 6-10, 19 99.

X
Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXP. 5-29-2000

059413

RECEIVED FOR REFERENCE

99 JUN 14 PM 1:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty QDoc

0325 06/14 0101 02CHECK 532.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11526 PG. 506

0599413

INDEXING & REFERENCE

99 JUN 14 PM 1:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
141000.00
CON TX 521.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 532.70
CHECK 532.70

06/14/99 01 13:14 0001 9325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473749