RE RECORD

BOOK 11608 PAGE 2

# WARRANTY DEED

BOOK 11538 PAGE 185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ELISHA ROITHNER | GUARANTY TRUST COMPANY | 142-13-A-19CO |
| (NAME) | (NAME) | |
| 7024 NORTHRIDGE DRIVE | 640 BROADMOR BLVD., SUITE 100 | 09D-80905 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | MURFREESBORO, TN 37129-1218 | |
| (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, RONALD K. PRATER AND WIFE, LINDA K. PRATER, **INDIVIDUALLY AND AS TRUSTEES UNDER AGREEMENT DATED APRIL 22, 1994** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELISHA ROITHNER 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:

LAND in DAVIDSON County, Tennessee, being Lot No. 19, on the Plan of RIVERSIDE, PHASE I, A PLANNED UNIT DEVELOPMENT, as shown on the Resubdivision of Lots 17, 18 and 19, of record in Book 6050, page 385, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RONALD K. PRATER AND LINDA K. THOMPSON, by deed from Rochford Realty and Construction Co., Inc., of record in Book 7941, page 492, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to RONALD K. PRATER AND WIFE, LINDA K. PRATER, TRUSTEES, Under Agreement dated April 22, 1994, by Quitclaim Deed from RONALD K. PRATER AND WIFE, LINDA K. PRATER, INDIVIDUALLY.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of RIVERSIDE, PHASE I, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 7185, page 619 and Book 7405, page 780; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

2849 06/22 0101 03CHECK 660.35

SOURCE OF DESCRIPTION: Survey dated June 07, 1999, made by:

*** CONTINUED ***

unimproved ( )
This is improved ( X ) property, known as 7024 NORTHRIDGE DRIVE, NASHVILLE, TN 37221
(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 our hands this 21st day of June 19 99

Ronald K. Prater
RONALD K. PRATER, **INDIVIDUALLY**

Ronald K. Prater, Trustee
**RONALD K. PRATER, TRUSTEE**

Linda K. Prater
LINDA K. PRATER, **INDIVIDUALLY**

Linda K. Prater Trustee
**LINDA K. PRATER, TRUSTEE**

06/30/99 0101 03CHECK 10.00

RE RECORD
BOOK 11608 PAGE 3

BOOK 11538 PAGE 186

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 RONALD K. PRATER AND WIFE, LINDA K. PRATER, **INDIVIDUALLY AND AS TRUSTEES UNDER AGREEMENT DATED APRIL 22, 1994** 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 at NASHVILLE, Tennessee, this 21st day of June 19 99

Commission expires May 27, 2001

I. DYKE TATUM
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

*** CONTINUATION

LESLIE FLOWERS, LICENSE NO. 1659
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

06020899
IDENTIFICATION REFERENCE
RE-RECORD
99 AUG -5 PM 2:04

99 JUN 22 PM 1:50

6072090
IDENTIFICATION REFERENCE