Lot 27

BOOK 11663 PAGE 467

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Phillip E. Pratt, *et al.* 4713 Packard Drive Nashville, TN 37211	Map 147-11, Parcel 40	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JAB) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **BANK OF AMERICA, N.A.**, Successor to NationsBank of Tennessee, N.A., **ADMINISTRATOR OF THE ESTATE OF PHILLIP ANTHONY PRATT**, Probate No. 98P1102, ("Grantor") hereby sells, assigns, and quitclaims to **PHILLIP E. PRATT, KENNETH S. PRATT, AND RONALD L. PRATT** ("Grantees"), Grantees' heirs and assigns, each a one-third (1/3) undivided interest of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), said interest being the Grantees' interest under an Agreement for Distribution of Assets of record in Book 11645, page 948, Register's Office for Davidson County, Tennessee, attached hereto as Exhibit B.

This is improved property known as 4601 Nolensville Pike, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.00.

Patrick J. Nelson

Affiant

Subscribed and sworn to before me this 13 day of September, 1999.

Diane Winkler

Notary Public
My Commission Expires: 5/28/2003

NOTARY PUBLIC AT LARGE

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111237-022 09/09/1999

99 SEP 15 PM 3:50

0633611

RECEIPT

8715 09/15 0101 03CHECK 74.00

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13 day of September, 1999.

BANK OF AMERICA, N.A.,
Successor to NationsBank of Tennessee, N.A.
Administrator of the Estate of Phillip Anthony Pratt

By: Thomas A. Allen
Thomas A. Allen, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas A. Allen of Bank of America, N.A., Successor to NationsBank of Tennessee, N.A., the within named bargainor, a national banking association, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the national banking association by the said Thomas A. Allen as such Vice President.

Witness my hand and seal, at office at Nashville, Tennessee, on this 13th day of September, 1999.

DEE H. RICHARDS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires JULY 26, 2003

Dee H. Richards
Notary Public
My Commission Expires: July 26, 2003

0589462.01
111237-022 09/09/1999

EXHIBIT A

A tract of land in the 6th Civil District of Davidson County, being a part of Lot No. 5 on the Map of the Ensley Lands, a plan of which is of record in Plan Book 1, page 24, Chancery Court at Nashville, and described according to a copy of a survey thereof made September 30, 1949, as follows:

Beginning at a point in the south margin of Nolensville Road at the northwest corner of a tract of 3.34 acres more or less partitioned to Lizzie Petway by deed of record in Book 496, page 627, Register's Office for said county, said point being 195 feet northwest from the northeast corner of said Lot No. 5 in a fence line; thence along the margin of said Pike, North 59½ degrees west 180 feet to the east margin of a lane, which is approximately 50 feet wide; thence along the east line of the same, south 36 degrees west 433 feet more or less to a point in the north line of a tract conveyed to Squire Pratt, Jr., by deed of record in Book 1041, page 187, said Register's Office; thence along his line, south 13 degrees 30' east 255 feet more or less to a point in a fence; thence south 67 degrees 45' east 168 feet to the southwest corner of a tract of 3.34 acres, more or less partitioned to Lizzie Petway as aforesaid; thence with what was her west line along a fence, north 19 degrees 45' east 600 feet more or less to the point of beginning.

Being the same property conveyed to the heirs of Squire Pratt, and the heirs of Squire Pratt having simultaneously conveyed their interest to Lucinda Pratt by deed of record in Book 2859, page 500, Register's Office for Davidson County. Lucinda Pratt having since died and a one-half undivided interest in the property having passed to each of her two sons, Frank Pratt and Phillip A. Pratt under her will of record in Will Book 76, page 398. The said Frank Pratt having died and his one-half undivided interest having passed to Phillip A. Pratt under his will of record in Will Book 129, page 27, thereby vesting title wholly in said Phillip A. Pratt.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DOX 57

EXHIBIT "B"

Prepared by: JAB
Boult, Cummings, Conners & Berry
414 Union Street, Suite 1600
Nashville, TN 37219

BOOK 11663 PAGE 470

AGREEMENT FOR DISTRIBUTION OF ASSETS

ESTATE OF PHILLIP ANTHONY PRATT

BOOK 11645 PAGE 948

WHEREAS, Phillip Anthony Pratt (the "Decedent") died on April 19, 1998, in Nashville, Davidson County, Tennessee without a will leaving as his lawful heirs Phillip Edward Pratt, David A. Pratt, Kenneth Pratt, Ronald L. Pratt, and Leslie Marie Pratt Babb (the "Heirs"); and

WHEREAS, NationsBank of Tennessee, N.A. (now known as Bank of America, N.A.) was appointed as Administrator of the Estate of Phillip Anthony Pratt (the "Estate"); and

WHEREAS, the Decedent died owning certain real property (the "Real Property") which includes the following:

1. 321 Flora Maxwell Road, Nashville, Davidson County, Tennessee (Map/Parcel - 147-7/127)
2. 2407 Underwood Street, Nashville, Davidson County, Tennessee (Map/Parcel - 81-14/165)
3. 4323 Nolensville Pike, Nashville, Davidson County, Tennessee (Map/Parcel - 147-7/47)
4. 4601 Nolensville Pike, Nashville, Davidson County, Tennessee (Map/Parcel - 147-11/40)
5. 1033A and 1033B Jefferson Street, Nashville, Davidson County, Tennessee (Map/Parcel - 81-16/573)
6. Moss Road, Nashville, Davidson County, Tennessee (Map/Parcel - 163/2)

063114 64
REFERENCE
99 SEP -2 AM 8:40
REGISTER
COUNTY, TN.
05/02 0101 03CHECK 62.00

WHEREAS, the Decedent died owning certain other property, which property consists of cash and one 1984 Chevy van; and

WHEREAS, the Heirs have had the opportunity to consult with counsel regarding this Agreement;

WHEREAS, the Heirs have determined that it is in the best interest of the Estate and in the best interest of each Heir to agree to a division of the property amongst themselves.

THEREFORE, the Heirs agree to the following distribution of the Real Property which distribution shall occur following the execution of this Agreement by all the parties hereto:

1. The property located at 4601 Nolensville Pike, Nashville, Davidson County, Tennessee, shall be conveyed to Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt as tenants in common.

2. The property located at 4323 Nolensville Pike, Nashville, Davidson County, Tennessee, shall be conveyed to Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt as tenants in common.

3. The property located at 1033A and 1033B Jefferson Street, Nashville, Davidson County, Tennessee, shall be conveyed to David A. Pratt.

4. The property located at 2407 Underwood, Nashville, Davidson County, Tennessee, shall be conveyed to David A. Pratt.

5. The property located at 321 Flora Maxwell Road, Nashville, Davidson County, Tennessee, shall be conveyed to Leslie Marie Pratt Babb.

6. The property located at Moss Road, Nashville, Davidson County, Tennessee, shall be conveyed as follows: a three-fourths (3/4) undivided interest to Leslie Marie Babb and a one-fourth (1/4) undivided interest to David A. Pratt, as tenants in common.

FURTHER, the Heirs agree that at such time that the Administrator shall determine to distribute the remaining assets of the Estate, the remaining assets shall be distributed equally among the Heirs with the following adjustments:

1. The Estate has paid certain expenses on behalf of individual heirs, and appropriate adjustments will be made for such expenses.

2. After adjustments provided for in paragraph one above, the shares of Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt each shall be reduced by the sum of One Thousand Dollars ($1,000.00), and the sum of those reductions (Three Thousand Dollars ($3,000.00)) shall be added to the share of Leslie Marie Babb. In the event cash distributions from the Estate are insufficient to provide the above amounts to Leslie Marie Babb, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt shall provide such additional amounts as may be necessary from their personal funds outside the Estate.

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, the 1984 Chevy van shall be distributed to David A. Pratt.

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt have paid the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00) to David A. Pratt.

The Heirs acknowledge by their signature on this Agreement that the Estate has not received the appropriate tax clearance from the Internal Revenue Service or from the Tennessee Department of Revenue. To the extent that the assets of the Estate remaining after the distribution of the Real Property and any other Estate property are not sufficient, the Heirs agree to bear their individual pro rata share of any additional taxes, penalties and interest and/or expenses which may result from an audit or other review of the Estate's tax returns or from the administration of the Estate until the Estate is closed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

Agreed to this 23rd day of August, 1999.

Phillip E. Pratt

Phillip E. Pratt

David A. Pratt

Kenneth Pratt

Ronald L. Pratt

Leslie Marie Babb

Bank of America, N.A., successor to NationsBank of Tennessee, N.A., Administrator
By: Patrick Nelson,_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ron W. Parker, Notary Public, Phillip E. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

BOOK 11645 PAGE 951

WITNESS my hand, at office, this 23 day of August, 1999.

Ron W. Pratt

Notary Public

My Commission Expires: MAY 23, 2002

MY COMMISSION EXPIRES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11663 PAGE 473

Personally appeared before me, _____, Notary Public, Kenneth Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Leslie Marie Babb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt have paid the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00) to David A. Pratt.

The Heirs acknowledge by their signature on this Agreement that the Estate has not received the appropriate tax clearance from the Internal Revenue Service or from the Tennessee Department of Revenue. To the extent that the assets of the Estate remaining after the distribution of the Real Property and any other Estate property are not sufficient, the Heirs agree to bear their individual pro rata share of any additional taxes, penalties and interest and/or expenses which may result from an audit or other review of the Estate's tax returns or from the administration of the Estate until the Estate is closed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

Agreed to this 23rd day of August, 1999.

Phillip E. Pratt

David A. Pratt

Kenneth Pratt

Ronald L. Pratt

Leslie Marie Babb

Bank of America, N.A., successor to NationsBank of Tennessee, N.A., Administrator
By: Patrick Nelson,_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Phillip E. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ron W. Parlan, Notary Public, Kenneth Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of August, 1999.

Ron W. Pe

Notary Public

My Commission Expires: MAY 23, 2002

MY COMMISSION EXPIRES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Leslie Marie Babb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt have paid the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00) to David A. Pratt.

The Heirs acknowledge by their signature on this Agreement that the Estate has not received the appropriate tax clearance from the Internal Revenue Service or from the Tennessee Department of Revenue. To the extent that the assets of the Estate remaining after the distribution of the Real Property and any other Estate property are not sufficient, the Heirs agree to bear their individual pro rata share of any additional taxes, penalties and interest and/or expenses which may result from an audit or other review of the Estate's tax returns or from the administration of the Estate until the Estate is closed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

Agreed to this 26 day of August, 1999.

_____
Phillip E. Pratt

_____
David A. Pratt

_____
Kenneth Pratt

_____
Ronald L. Pratt

Leslie Marie Babb
Leslie Marie Babb

_____
Bank of America, N.A., successor to NationsBank of Tennessee, N.A., Administrator
By: Patrick Nelson,_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Phillip E. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Kenneth Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Margaret M. Pillow, Notary Public, Leslie Marie Babb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 1999.

Mrs. Margaret M. Phillips
Notary Public

My Commission Expires JAN. 25, 2003

My Commission Expires:_____

BOOK 11645 PAGE 956

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11663 PAGE 478

Personally appeared before me, _____, Notary Public, David A. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Ronald L. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____
Notary Public

My Commission Expires:_____

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt have paid the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00) to David A. Pratt.

The Heirs acknowledge by their signature on this Agreement that the Estate has not received the appropriate tax clearance from the Internal Revenue Service or from the Tennessee Department of Revenue. To the extent that the assets of the Estate remaining after the distribution of the Real Property and any other Estate property are not sufficient, the Heirs agree to bear their individual pro rata share of any additional taxes, penalties and interest and/or expenses which may result from an audit or other review of the Estate's tax returns or from the administration of the Estate until the Estate is closed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

Agreed to this 31st day of August, 1999.

_____ _____

Phillip E. Pratt David A. Pratt

_____ _____

Kenneth Pratt Ronald L. Pratt

_____ _____

Leslie Marie Babb Bank of America, N.A., successor to NationsBank of Tennessee, N.A., Administrator
By: Patrick Nelson,_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Phillip E. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary M. Brown, Notary Public, David A. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 1999.

Mary M. Brown
Notary Public

My Commission Expires: 1/27/2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Ronald L. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

Notary Public

My Commission Expires:_____

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt have paid the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00) to David A. Pratt.

The Heirs acknowledge by their signature on this Agreement that the Estate has not received the appropriate tax clearance from the Internal Revenue Service or from the Tennessee Department of Revenue. To the extent that the assets of the Estate remaining after the distribution of the Real Property and any other Estate property are not sufficient, the Heirs agree to bear their individual pro rata share of any additional taxes, penalties and interest and/or expenses which may result from an audit or other review of the Estate's tax returns or from the administration of the Estate until the Estate is closed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

Agreed to this 23rd day of August, 1999.

Phillip E. Pratt

David A. Pratt

Ronald L. Pratt

Kenneth Pratt

Ronald L. Pratt

Leslie Marie Babb

Bank of America, N.A., successor to NationsBank of Tennessee, N.A., Administrator
By: Patrick Nelson,_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Phillip E. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, David A. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ____ day of _____, 1999.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ron W. Parker, Notary Public, Ronald L. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of August, 1999.

Ron W. Parker
Notary Public

MY COMMISSION EXPIRES
MAY 23, 2002

My Commission Expires:_____

0580501.03
111237-022 08/19/1999

FURTHER, the Heirs acknowledge that following the execution of this Agreement by all the parties hereto, Phillip Edward Pratt, Kenneth Pratt, and Ronald L. Pratt have paid the sum of Two Thousand One Hundred Fifty Dollars ($2,150.00) to David A. Pratt.

The Heirs acknowledge by their signature on this Agreement that the Estate has not received the appropriate tax clearance from the Internal Revenue Service or from the Tennessee Department of Revenue. To the extent that the assets of the Estate remaining after the distribution of the Real Property and any other Estate property are not sufficient, the Heirs agree to bear their individual pro rata share of any additional taxes, penalties and interest and/or expenses which may result from an audit or other review of the Estate's tax returns or from the administration of the Estate until the Estate is closed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts shall be construed together and shall constitute one agreement.

Agreed to this 19TH day of August, 1999.

Phillip E. Pratt

David A. Pratt

Kenneth Pratt

Ronald L. Pratt

Leslie Marie Babb

Bank of America, N.A., successor to NationsBank of Tennessee, N.A., Administrator
By: Patrick Nelson, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public, Phillip E. Pratt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Robin J. Payton, Notary Public, Patrick Nelson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Vice President of Bank of America, N.A., successor to NationsBank of Tennessee, N.A., a banking institution having one of its principal places of business in Nashville, Tennessee, and is authorized to execute this instrument on behalf of said banking institution.

WITNESS my hand, at office, this 19th day of August, 1999.

Robin J. Payton

Notary Public

My Commission Expires: 5/26/2002