Instr:200002140014691 Page: 1 OF 2
REC'D FOR REC 02/14/2000 11:43:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $79.55

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
John Pratt
508 Spring Garden Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 150-06-0
PARCEL 150.0
2DX-04539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, M. Lee Barrett Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Pratt, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 48, on the Plan of Westlake Subdivision, of record in Plat Book 6250, Page 785, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to M. Lee Barrett, Jr., by deed from James E. Cary of record in Book 7917, Page 336, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4914, Page 404, and such easements and setback lines of record in Plat Book 6250, Page 785; Agreement to Maintain Road of record in Book 6468, Page 228; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 7181, Page 192; Deed of conveyance of water main of record in Book 7181, Page 209, said Register's Office.
Taxes for 2000 have been pro-rated and assumed by Grantee.

This is unimproved property known as 3116 Anderson Road, Antioch, TN 37013 and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Pratt, his heirs and assigns, forever; and I, M. Lee Barrett Jr., do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8 day of February, 2000.

M. Lee Barrett Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named M. Lee Barrett Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of February, 2000.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC FOR AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 21,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February, 2000.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC FOR AT LARGE DAVIDSON COUNTY, TENN.