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:
Mary J. Pruitt
P. O. Box 120842
Nashville, TN 37212

Instr:200007060066776 Page: 1 OF 2
REC'D FOR REC 07/06/2000 8:32:12AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $22.57

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 81-11
PARCEL 259
2W-30140

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, we, Buford F. Drake and wife, Juanita S. Drake hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary J. Pruitt, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the southerly 50 feet of Lot 348 in McGavock's and Other's Addition to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.
>
> SAID southerly part of Lot 348 fronts 50 feet on the westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Buford F. Drake and wife, Juanita S. Drake, by deed from Mary Louise Johnson (Ward) by Conservator, Dorothy Jones of record in Book 8089, Page 209, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2000 have been pro-rated and assumed by Grantee.

Juanita S. Drake executed this instrument on behalf of Buford F. Drake pursuant to a Power of Attorney of record in Instr: 200006220062379 Register's Office, Davidson County, Tennessee.

This is improved property known as 1715 16th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary J. Pruitt, her heirs and assigns, forever; and we, Buford F. Drake and wife, Juanita S. Drake do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her 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 our hands this the 5th day of July, 2000.

Buford F. Drake by Juanita S. Drake Attorney in Fact
Buford F. Drake, by Juanita S. Drake, Attorney in Fact

Juanita S. Drake
Juanita S. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Buford F. Drake and wife, Juanita S. Drake the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of July, 2000.

Gene W. Floyd
NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 6,100.00.

Mary J. Pruitt
AFFIANT

Subscribed and sworn to before me this 5th day of July, 2000.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Juanita S. Drake with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in FAct of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of July, 2000.

Gene W. Floyd
Notary Public

My Commission expires: 1/27/2001

GENE W. NOTARY PUBLIC AT LARGE