Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $10,000.00.

Larry P. Prater
Affiant

Subscribed and sworn to before me, this 14th day of August, 2000.

Samuel F. Anderson
Notary Public

My commission expires 3/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Instr:200008180081996 Page: 1 OF 2
REC'D FOR REC 08/18/2000 2:52:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $37.00

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry Paul Prater	Same	Map Parcel
3208 Thoroughbred Drive		108-15-A-29
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christopher Segroves, an unmarried person, hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey unto Larry Paul Prater, a married person, hereinafter called the Grantee his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Plan of Percy Priest Woods Subdivision of Record in Book 9700, page 384, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Christopher Segroves by deed from Will V. Braswell and Robert H. Braswell of Instrument Number 200007050066437 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2000 taxes a lien which is not yet due and payable. 2) All matters appearing on plan of Percy Priest Woods of record in book 9700 page 384, Register's Office for Davidson County, Tennessee. 3) Deeds of conveyance in book 11201, page 729 and 248. 3) Easement for airspace in Book 10099 page 611. 4) Declaration of Covenants, conditions, and Restrictions of record in Book 10420, page 228 and as amended in Book 11044, page 988.

This property is improved property known as 225 Woodmaker Court, Nashville, TN 37076.

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, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 18th day of August, 2000.

Christopher Segroves

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 Christopher Segroves, 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 18 day of August, 2000.

Notary Public

SAMUEL P. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission expires: 3/24/01