# WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

X Ernest Wayne Pruitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 2000

Notary Public

MY COMMISSION EXPIRES: 6/25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/23/00 13:49 3pgs
Fees:15.00 Taxes:425.50
20001023-0104880

BERTIE CO. NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ernest Wayne Pruitt (NAME) | Same As New Owner (NAME) | MAP 3 |
| 2454 Tinnin Road (ADDRESS) | (ADDRESS) | PARCEL 15 |
| Goodlettsville, TN 37072 (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, John W. Loviza, Jr., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Wayne Pruitt and wife, Lee Pruitt

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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee described partly according to a survey made by George W. Watkins, Surveyor, dated October 2, 1958, and partly according to a survey made by R. B. Omohundro, Surveyor, dated January 3, 1960, described as follows:

TRACT NO. I: BEGINNING at a point in the center line of Tinnin Road at the center line of a private road owned by Edwards, being the Southwest corner of a tract of 8.26 acres conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, Page 393, Register's Office for Davidson County, Tennessee; thence with the center line of Tinnin Road; Southerly around a slight curve, 230.65 feet to an iron spike and continuing with said Road, South 7 degrees 30 minutes East 103.3 feet to a iron spike and continuing with said Road around a slight curve, 54 feet to a point, the Northwest corner of a tract that was conveyed to James P. Smith and wife, by deed from John W. Dotson and wife, as of record in Book 3072, Page 628, Register's Office for Davidson County, Tennessee; thence North 73 degrees 40 minutes East 272.5 feet more or less, to Smith's Northeast corner in the center line of Mansker Creek; thence with the center line of said Creek, North 4 degrees West 74 feet to a point; North 8 degrees 30 minutes East 180 feet to a point; North 13 degrees West 94 feet to Myatt's Southeast corner in the center line of said private road; thence along the center of said Road along Myatt's South line, South 82 degrees 30 minutes West 348 feet to the point of BEGINNING.

TRACT NO. II: BEGINNING at a point in the center line of Tinnin Road at a point 387.95 fee from the Southeast corner of a tract of 8.26 acres that was conveyed to Charles L. Myatt and wife, by deed of record in Book 3030, Page 393, Register's Office for Davidson County, Tennessee; thence with the center

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 2454 Tinnin Road, Goodlettsville, TN 37072
(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 my hand this 20th day of October, 2000

John W. Loviza, Jr.

LEGAL DESCRIPTION CONTINUATION

line of Tinnin Road, Southeasterly around a slight curve 100 feet to a point; thence leaving said Road, North 73 degrees, 40 minutes East 272.5 feet to a point in the center of Mansker Creek; thence following the meanders of said Creek, North 35 degrees 45 minutes North 44 feet and North 4 degrees West 56 feet, more or less, to the Northeast corner of tract herein conveyed; thence South 73 degrees 40 minutes West 272.5 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to John W. Loviza, Jr. by Quitclaim deed from Lynda Sue Loviza, of record in Book 9439, Page 816, Register's Office for Davidson County, Tennessee.

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 John W. Loviza, Jr., Unmarried

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 instrument for the purposes therein contained. Witness my hand and official seal at Goodletsville, Tennessee, this 20th day of October, 2000

Commission expires 10-25-03

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 _____, _____.

My commission expires _____

Notary Public