THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 103,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2001

Notary Public

My Commission Expires: 9, 29, 01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/17/01 09:46 2pgs
Fees:11.00 Taxes:381.10

20010117-0004969

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DIERKS BENTLEY 1706 Shelby Avenue Nashville, Tennessee 37206	CITIBANK, F.S.B. 12855 N. Outer 40 Drive St. Louis, Missouri 63141	MAP 94-2 PARCEL 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THREE THOUSAND AND NO/100------- ($ 103,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, DAVID PRATER, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DIERKS BENTLEY, UNMARRIED 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. 29 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David Prater by deed from Julie K. Rutledge Gwinn and husband, Mark Gwinn, of record in Book 10763, page 144, Register's Office for Davidson County, Tennessee.

This is improved property known as 1706 Shelby Avenue, Nashville, Tennessee 37206

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___ COVENANT_s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivison of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of January, 2001.

David Prater

DAVID PRATER

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 DAVID PRATER, UNMARRIED, the bargainor, 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.

Witness my hand and official seal this 15th day of January, 2001.

Mitchell A. Watts

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

_____

Notary Public

My Commission Expires: _____