4 DA

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/01 15:51 2pgs
Fees:11.00 Taxes:388.50

20010131-0009629

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Betty Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES: 7-26-2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

My Commission Expires July 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Felts (NAME)	America's Wholesale Lender, Inc. (NAME)	MAP 95-2
227 Cottage Place (ADDRESS)	P. O. Box 10212 (ADDRESS)	PARCEL 227CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (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, The Estate of Priscilla A. Pruett, by and through its Executor, Toney A. Pruett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Felts

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 Davidson County, Tennessee, being Unit No. 45, also know as Unit No. 227, together with the appurtenant interest in the common elements of Cottage Place Condominiums, a horizontal property regime established by Master Deed, of record in Book 6520, page 745, amended in Book 6569, page 212, Book 6636, page 722 and Book 6902, page 829, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit " C" to the aforementioned Master Deed.

Being the same property conveyed to Priscilla Pruett by deed from Phylis Adair of record in Book 8355, page 213, said Register's Office. The said Priscilla Pruett, a/k/a Priscilla A. Pruett, died December 7, 2000. Her Last Will and Testament was submitted for probate under No. 00P-1903, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Howard A. Pruett and Clara R. Pruett, the beneficiaries of the Estate of Priscilla A. Pruett, join in the execution of this instrument to convey their interest in the property to the Grantee.

unimproved ( )
This is improved (X) property, known as 227 Cottage Place, Nashville, TN 37214
(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 30th day of January, 2001

Estate of Priscilla A. Pruett
By: Toney A. Pruett
Toney A. Pruett, Executor

Howard A. Pruett, Beneficiary

Clara R. Pruett, Beneficiary

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 Toney A. Pruett, Executor of the Estate of Priscilla A. Pruett, 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 this 30th day of January, 2001.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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 Howard A. Pruett and wife, Clara R. Pruett, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2001.

Notary Public

My Commission Expires: 7/26/2003

ANDREW B. GIBSON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Ex