WARRANTY DEED

N-UP-01-5008

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,100.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2001.

Notary Public

MY COMMISSION EXPIRES: LARGE 9-18 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

My Commission Expires SEPT 2[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hope L. McAbee	Union Planters Bank	
5008 Little Marrowbone Road (ADDRESS)	2019 Richard Jones Road ste 300 (NAME) (ADDRESS)	36-00-35
Ashland City, Tennessee 37015 (CITY) (STATE) (ZIP)	Nashville TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONNIE J. PRUITT, SR. AND WIFE, KATHERINE M. PRUITT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HOPE L. MCABEE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a point in the northern margin of Little Marrowbone Road, S.E. corner of Walter Leslie's tract; thence with W. line of Walter Leslie, N. 32 (degree) 15' W. 210 feet to an iron pin; and N. 25 (degree) 45' E. 210 feet with Walter Leslie northern line, and N. 55 (degree) E. 196 feet with Walter Leslie's northern line to an iron pin in center of branch; thence with center of branch, N. 32 (degree) W. 129.5 feet to an iron pin; thence leaving the branch, S. 63 (degree) W. 636 feet to an iron pin; thence S. 29 (degree) E. 725.2 feet to an iron pin in the northern right of way of Little Marrowbone Road; thence with the northern right of way of road, N. 28 (degree) 10' E 125.2 feet, and N. 18 (degree) 50' W 244.3 feet to the beginning, containing 4.41 acres, more or less.

Being the same property conveyed to Ronnie J. Pruitt, Sr. and Katherine M. Pruitt by deed from Fred D. Leslie, Jr. of record in Book 11346, page 612, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5008 Little Marrowbone Road, Ashland City, Tennessee 37015
(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/our hand(s) this 18th day of May, 2001.

5-18-01

Ronnie J. Pruitt, Sr.

Katherine M. Pruitt

Davidson County DEEDWARR
Recvd: 05/23/01 13:35 2pgs
Fees:11.00 Taxes:214.97

20010523-0053554

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Ronnie J. Pruitt, Sr. and wife, Katherine M. Pruitt, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 18th day of May, 2001.

My Commission Expires:
9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, __ _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 18th day of May, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138