WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DANA DELWORTH
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/14/01 08:25 3pgs
Fees:15.00 Taxes:268.62
20010614-0062626

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associates, LLC, 4698 Lebanon Road, Hermitage, TN 37076
H-0147

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Pratt	NEW OWNER	147-11-0-042.00
(NAME)	(NAME)	
#713 Packard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-4718		
(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, Walter Griggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip E. Pratt and Kenneth S. Pratt

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:

Beginning at a point in the easterly margin of Cotton Lane and southeasterly corner of the Husband property, as of record in Book 1041, page 187, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Thence South 70 degrees 42 minutes 34 seconds East, 352.44 feet to an iron pin; thence South 69 degrees 05 minutes 20 seconds East, 317.56 feet to an iron pin; thence South 01 degrees 37 minutes 32 seconds West, 208.79 feet to an iron pin; thence North 87 degrees 58 minutes 00 seconds West, 260.43 feet to a concrete monument; thence North 85 degrees 45 minutes 00 seconds West, 212.00 feet to a concrete monument; thence South 86 degrees 56 minutes 30 seconds West, 36.08 feet to an iron pin; thence North 88 degrees 07 minutes 54 seconds West, 52.54 feet to a concrete monument; thence North 87 degrees 34 minutes 50 seconds West, 197.13 feet to an iron pin; thence North 81 degrees 46 minutes 24 seconds West, 53.03 feet to an iron pin; thence with a curve to the right having a central angle of 02 degrees 50 minutes 03 seconds, a radius of 2903.12 and an arc length of 143.60 to an iron pin; thence North 25 degrees 33 minutes 17 seconds East, 295.72 feet to the point of beginning, according to survey dated June 11, 2001 by Phillip E. Holmes, Jr., RLS.

Being the same property conveyed to Squire Pratt, Jr. and wife, Henrietta Pratt by Installment Deed from Fount Maxwell and wife, Julia Maxwell of record in Book 1041, page 187, Register's Office for Davidson County, Tennessee. The said Squire Pratt, Jr. and wife Henrietta Pratt having since died. Being the same property further conveyed to Walter Griggs by Affidavit of Heirship of record in Instrument Number 19991221-0305827, said Register's Office.

CONTINUED

This is unimproved (X) improved ( ) property, known as Cotton Lane, Nashville, TN 37211
(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 12th day of June 2001

Walter Griggs by Felicia Tinsley Attorney in Fact
Walter Griggs

Luceal Griggs by Felicia Tinsley Attorney in Fact
Luceal Griggs

LEGAL DESCRIPTION CONTINUATION

Luceal Griggs joins in this instrument to convey any interest she may have in the subject property by virtue of her marriage to Walter Griggs.

Felecia Teasley executes this instrument on behalf of Walter Griggs and Luceal Griggs pursuant to Power of Attorney being recorded simultaneously herewith.

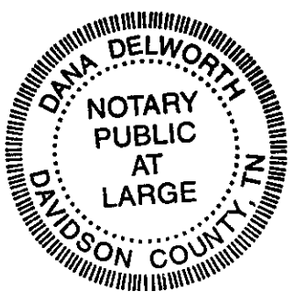
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

STATE OF TENNESSEE
COUNTY OF Davidson

On this, 12th day of June, 2001, personally appeared before me, Felecia Teasley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Walter Griggs and Luceal Griggs and is authorized by them to execute this instrument on her behalf, as her free act and deed.

Witness my hand, at office, this 12th day of June, 2001.

My commission expires: November 27, 2004



Dana Delworth
Notary Public