Davidson County DEEDWARR
Recvd: 08/03/01 08:30 2pgs
Fees:13.00 Taxes:832.50

20010803-0082732

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40015 File Box "7"**

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 26, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 225,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30TH DAY OF JULY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
BOBBY W. HURT and wife,	**S A M E**	**104-8-323**
PAMELA ANN HURT		**22W 16450**
~~929~~ 1611 16TH AVE, SOUTH		
NASHVILLE, TN 37212		

FOR AND IN 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 **I, ALICE ROZETTA PRATER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY W. HURT and wife, PAMELA ANN HURT**

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:

Being part of Lot No. 54 in the O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, of the Register's Office for Davidson County, Tennessee, bounded and described as follows:

Beginning in the West margin of 16th Avenue, South, formerly Belmont Avenue, at a point 15 feet North of the Northeast corner of Lot No. 59 on said Plan; thence with the West margin of said Avenue, North 60 feet, to the Southeast corner of the lot conveyed to Chas. J. Moore, by deed of record in Book No. 182, page 135, said Register's Office; thence with the South line of his lot in a westerly direction, 152 ½ feet, more or less, to the margin of an alley; thence with said alley, Southwardly 60 feet; thence Eastwardly and parallel with the South line of the Moore lot, 152 ½ feet, more or less, to the beginning.

Being the same property conveyed to Alma T. Rozetta by deed from Robert Hosse Rozetta of record in Book 5537, page 949, Register's Office for Davidson County, Tennessee. The said Alma T. Rozetta having since died and leaving as her sole heir at law, her daughter, Alice Rozetta Prater. James H. Prater, husband of Alice Rozetta Prater, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **1611 16th Avenue, South, Nashville, Tennessee 37212**

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 JULY, 2001

Alice Rozetta Prater — James H Prater

ALICE ROZETTA PRATER — JAMES H. PRATER

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 ALICE ROZETTA PRATER, 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 at Nashville, Tennessee, this the 30th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

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 JAMES H. PRATER, 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 Nashville, Tennessee, this the 30th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002