PICK-UP

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 08/31/01 14:29 2pgs
Fees:13.00 Taxes:444.00

20010831-0094829

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 .

Affiant

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

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN (Affix Seal)

Preparer's File #-01G511

THIS INSTRUMENT WAS PREPARED BY, and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David W. Pruitt, Jr.	GMAC Mortgage Corporation	61-12-217
1306 Riverwood Drive	1801 West End Avenue	
Nashville, Tennessee 37216	Nashville, Tennessee 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, EDNA H. SANBORN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID W. PRUITT, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Eastdale Place, of record in Plat Book 547, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to C. H. Sanborn, Jr. and wife, Edna H. Sanborn by deed from Wesley Sandidge and Margorie H. Sandidge of record in Book 1166, page 498, filed on 06/19/1941, said Register's Office.(C. H. Sanborn, Jr. being deceased)

Being the same property conveyed to the grantors herein by deed of even date recorded in Instrument No. _____, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1306 Riverwood Drive, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **30th** day of **August, 2001**:

Edna H Sanborn
by Charles H Sanborn Attorney in Fact
Edna H. Sanborn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDNA H. SANBORN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of August, 2001.

Notary Public

My Commission Expires: July 14, 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

State of Tennessee

County of Williamson

On this 30th day of August, 2001, before me personally appeared Charles H. Sanborn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edna H. Sanborn, acknowledged that such person executed the same as the free act and deed of Edna H. Sanborn.

WAFort
Notary Public

My commission expires: July 14, 2002

