BOX58-B

Davidson County DEEDWARR
Recvd: 04/16/02 10:52 2pgs
Fees:13.00 Taxes:1221.00
20020416-0046904

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Yvette A. Grenier et vir 5429 Heather Lane Brentwood, TN 37027	Same as New Owner	Map 160-08 Parcel 103.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND and NO/100 ($330,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CHARLES DAVID PRITCHETT and wife, GRETCHEN B. PRITCHETT,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **YVETTE GRENIER THOMAS and husband, GUILLERMO L. THOMAS**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Epworth, of record in Plat Book 5200, Page 745, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles David Pritchett and wife, Gretchen B. Pritchett by Warranty Deed from William O. Ferrell, Jr. and wife, Candie Y. Ferrell, of record in Book 8905, page 295, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 5200, page 14; to restrictive covenants of record in Book 6269, page 495, both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 15th day of April, 2002.

CHARLES DAVID PRITCHETT

GRETCHEN B. PRITCHETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Charles David Pritchett and wife, Gretchen B. Pritchett, 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 seal, this 15th day of April, 2002.

Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 9/22/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $830,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of April, 2002.

NOTARY PUBLIC

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 9/22/02