40-A

This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Jeffrey Pratt
4006 Wallace Lane
Nashville, TN 37215

SEND TAX BILL:
Mortgagee

Davidson County DEEDWARR
Recvd: 01/03/03 15:52 2pgs
Fees:13.00 Taxes:999.00
20030103-0001480

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., #180
Brentwood, TN 37027

MAP AND PARCEL:
116-16-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, C. Brinson Strickland and wife, Lisa L. Strickland ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Jeffrey Pratt ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Donna Heights Subdivision as of record in Plat Book 2083, page 17, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to C. Brinson Strickland and wife, Lisa L. Strickland by deed from Stephen A. Ray and wife, Suzanne G. Ray of record in Book 10719, page 208, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4006 Wallace Lane, Nashville, TN 37215.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of January, 2003.

C. Brinson Strickland

Lisa L. Strickland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named C. Brinson Strickland and wife, Lisa L. Strickland, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 3rd day of January, 2003.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003