WARRANTY DEED

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 111,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2003
Notary Public
MY COMMISSION EXPIRES: My Commission Expires MAY 30, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 OLD HICKORY BLVD. STE 165, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly R. Goins (NAME)	Realty Financial Services (NAME)	133-4-31
93 Vaden Drive (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211 (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, Julius J. Pratt and wife, Dorothy L. Pratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly R. Goins and Andrew C. Drake

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being the easterly part of Lot No. 216 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 216 fronts 100 feet on the South side of Vaden Drive and runs back 162 feet on the easterly line and 149.6 feet on the westerly line, to a dead line in the rear, on which it measures 77 feet thereon.

This conveyance is subject to restrictive covenants, easements and setback lines of record in Book 1835, page 455, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

BEING THE SAME PROPERTY conveyed to Julius J. Pratt and wife, Dorothy L. Pratt and, Vastine L. Horn, an unmarried woman, as joint tenants with rights of survivorship by deed dated May 15, 1998 of record in Book 10939, page 440, in the aforesaid Register's Office.

Said property having a physical address of: 93 Vaden Drive, Nashville, TN 37211

unimproved ( )
This is improved (X) property, known as 93 Vaden Drive, Nashville, Tennessee 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 our hand S. this 15th day of October, 2003

Julius J. Pratt

Dorothy L. Pratt

Davidson County DEEDWARR
Recvd: 10/17/03 12:01 2pgs
Fees:13.00 Taxes:414.03

20031017-0154035

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 Culin G. Pratt and wife, Dorothy L. Pratt

the bargainor s, 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 official seal at BRENTWOOD, Tennessee, this 6th day of October, 2003.

Commission expires 5-30-04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Regina E. Johnson
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public