THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn to and Subscribed before me this 6 day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06

Davidson County DEEDWARR
Recvd: 11/11/03 10:15 2pgs
Fees:13.00 Taxes:592.00
20031111-0164818

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
James E. Dillingham, etal	Same	Map 102-11
6814 Fleetwood Dr		Parcel 1
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Therese Altricia Pruitt, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **James E. Dillingham and Vickie L. Dillingham, joint tenants with the right of survivorship**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of Brookmeade Subdivision, Section X, as of record in Book 2331, page 135, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 397 fronts 128 feet on the southerly margin of Ole [sic] Charlotte Pike, and runs back between lines measuring 349.8 feet on the westerly line and 343.7 feet on the easterly line to a dead line in the rear on which it measure 128.2 feet thereon.
>
> Being the same property conveyed to Albert Howard Pruitt and wife, Bertie Louise Pruitt by deed from Brookmeade Subdivision, Inc., a Tennessee Corporation, as of record in Book 2634, page 547, said Register's Office; the said Albert Howard Pruitt having died 10-28-97; the said Bertie L. Pruitt having quitclaimed her interest in said property to Altricia Therese Pruitt by deed of record in Book 10835, page 643, said Register's Office, retaining therein a life estate to Bertie L. Pruitt, the said Bertie L. Pruitt having since died 12-28-02.
>
> This is improved property known as 6841 Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does

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 the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, assigns 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 hand this 6th day of November, 2003.

Therese Altricia Pruitt

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, **Therese Altricia Pruitt**, the Bargainer, 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 this 6 day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 5-28-06