RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

The actual consideration or value for this transfer is $ 182,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF _____ }

SWORN TO AND SUBSCRIBED before me this 31st day of MARCH, 2004.

NOTARY PUBLIC
My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 04/02/04 13:42 2pgs
Fees:13.00 Taxes:673.40
20040402-0037417

This Space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN. 37201, file#04020009

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jason Lenhart, & Lauren Macgillivray 1406 Overton Street Old Hickory, TN. 37138	SouthTrust Mortgage Corporation 210 Wildwood Parkway Birmingham, AL 35209	53 -03 -0 / 261.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jason Lenhart and, Lauren Macgillivray, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JAMES A. PRITCHETT**, *and wife*, **DONNA D. PRITCHETT**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

JASON LENHART *and wife*, **LAUREN MACGILLIVRAY**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of E.I. Dupont de Nemours and Company's Subdivision (Village of Old Hickory), Section B, as of record in Book 1424, page67, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 82.1 feet on the westerly side of Overton Street, and extends back 87.4 feet on the northerly line and 87.3 feet on the southerly line, to a dead line, measuring 82 feet, thereon.

Being the same property conveyed to James A. Pritchett and wife, Donna D. Pritchett by Warranty Deed from Eric M. Dye and wife, Wendy L. Dye recorded 6-20-1995 in Book 9706, page 477, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. 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. 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.

The herein described property is subject to the following:
2004 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1406 Overton Street, Old Hickory, TN. 37138.

Witness our hands this 31st day of MARCH, 2004.

James A. Pritchett

Donna D. Pritchett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis, IV , a Notary Public in and for said County and State, the within named James A. Pritchett and Donna D. Pritchett the bargainor(s), with whom I am personally acquainted, , and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory , Tennessee this 31st day of MARCH, 2004.

NOTARY PUBLIC

My Commission Expires: 3-22-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

WARRANTY DEED

From: James A. Pritchett
and wife,
Donna D. Pritchett

To: Jason Lenhart
and,
Lauren Maegillivray

Property:
1406 Overton Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
1007 Clarke st.
Old Hickory, TN. 37138 &
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003