Davidson County DEEDWARR
Recvd: 04/05/04 09:28 2pgs
Fees:13.00 Taxes:455.10
20040405-0037894

WARRANTY DEED

B-GMAC-04-3268

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerome M. Hill, Sr.	GMAC Mortgage Corporation (NAME)	
3268 Clapham Road	100 Witmer Road	149-3-A-34 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we FELICIA A. PRATT UNMARRIED MATTIE H. PRATT MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEROME M. HILL, SR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Chelsea Village Addition, Section Two, of record in Plat Book 7900, Page 903, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Felicia A. Pratt, married, and Mattie H. Pratt, married, by Deed dated October 29, 1998 and filed for record on November 5, 1998 in Book 11191, Page 412, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the within named Grantors.

This conveyance is subject to HOA Charter of record in Book 8813, Page 192, Register's Office for said County.

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 6686, page 321, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 8082, Page 329, Book 8083, Page 386, Book 8842, Page 434, Book 9492, Page 747, Book 9503, Page 493, Book 9764, Page 334, Book 9772, Page 887, Book 9988, Page 743, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3268 Clapham Road, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of March, 2004.

Felicia A. Pratt

Felicia A. Pratt

Mattie H. Pratt

Mattie H. Pratt

STATE OF Tennessee

COUNTY OF Davidson

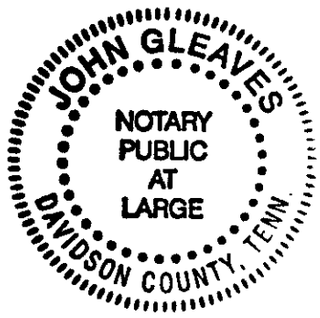
I, , a Notary Public of the County and State first above written, do hereby certify that Mattie Pratt and Felicia A. Pratt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903