Davidson County DEEDWARR
Recvd: 05/11/04 08:29 2pgs
Fees:13.00 Taxes:1775.63

20040511-0053477

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible]
File No. 05-0403-61315

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 479,900.00.

Affiant

Subscribed and sworn to before me, this ____ day of April, 2004.

Notary Public
My commission expires: 5/27/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
David L. Pruett 495 General Kershaw Drive Old Hickory, TN 37138	New Owner	64-69.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jesse L. Haun, Jr. and wife, Linda A. Haun, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David L. Pruett, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being more particularly described as follows, to wit:
>
> Being a tract of land on the Westerly margin of General Kershaw Drive, and described according to a lot survey by E. Doug Worsham and Associates, Land Surveyors, dated June 5, 1985, as follows:
>
> Beginning at a point in the Westerly margin of General Kershaw Drive, thence leaving said margin North 88 degrees 08 minutes 13 seconds West 1124.82 feet to a point in a fence line and the Easterly margin of a Private Drive thence along the margin of the same North 0 degrees 30 minutes 34 seconds East 199.05 feet to a point; thence leaving said margin South 88 degrees 10 minutes 14 seconds East 1124.00 feet to a point in the Westerly margin of General Kershaw Drive; thence with the margin of the same South 0 degrees 18 minutes 30 seconds West 199.73 feet to the point of beginning.
>
> Being the same property conveyed to Jesse L. Haun, Jr. and Linda A. Haun, husband and wife, by deed from Aubrey L. House and Anna S. House, husband and wife, dated 7/29/96, recorded 8/2/96 in Book 10142, Page 673, Reigster's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 495 General Kershaw Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29 day of April, 2004.

Jesse L. Haun, Jr.

Linda A. Haun

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesse L. Haun, Jr. and Linda A. Haun, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29 day of April, 2004.

Notary Public

My Commission expires 9/23/2007

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.