REALTY TITLE 06
Box 484

Please Return To:
Realty Title & Escrow Company, Inc
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 23 day of July, 2004.

Notary Public
My commission expires: 11-27-2006

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE ROBBIN TEASLEY

06-0406-71286

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew D. Pillow 505 North Club Court Hermitage TN 37076	Capital Bank & Trust Company 1820 West End Ave Nashville, TN 37203	64-11-0-A 34CO

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, **Robert Pratt, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Matthew D. Pillow** and wife, **Wendy L. Pillow**, 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:

Being Lot No. 34, on the plan of Caleb Chase, of record in Plat Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Pratt, married, by deed from Jerry D. Pilkinton and wife, Ruth Pilkinton, dated July 15, 1999, of record in Book 11585, page 510, Register'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.

Mary Pratt, wife of Robert Pratt, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 505 North Club Court, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 07/28/04 11:47 2pgs
Fees:13.00 Taxes:551.30
20040728-0090257

WITNESS my hand this 23 day of July, 2004.

Robert Pratt

Mary Pratt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Pratt and Mary Pratt, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 23 day of July, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

