Davidson County DEEDWARR
Recvd: 09/08/04 14:40 2pgs
Fees:13.00 Taxes:623.45

20040908-0108699

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN05446

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 4, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,500.00

Catherine M Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of August, 2004

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: 11/4/05

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine M. Brown **1306 Riverwood Drive** **Nashville, TN 37216**	First Horizon Home Loan Corporation 1555 W. Walnut Hill Lane Suite 200 Irving, TX 75038	**061-12-0-217.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David W. Pruitt, Jr. and wife, Angela Pruitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine M. Brown, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 39, on the Plan of Eastdale Place, of record in Plat Book 547, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made or a more complete description of said lot.

Being the same property conveyed to David W. Pruitt, Jr., by Warranty Deed from Edna H. Sanborn, dated 8-30-01 and recorded 8-31-01 in Instrument No. 20010831-0094829, Register's Office for Davidson County, Tennessee.

Angela Pruitt, wife of David W. Pruitt, Jr., joins in this Warranty Deed only for the purpose of conveying such marital interest, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **1306 Riverwood Drive, Nashville, TN 37216**
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, and 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; 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 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 our hands this 31st day of August, 2004.

David W. Pruitt, Jr.

Angela S. Pruitt

Angela 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 **David W. Pruitt, Jr.** and wife, **Angela Pruitt** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2004.

Commission Expires:_____

Notary Public

PAUL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2005

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned , a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon **his/her/their** oath(s) acknowledged **himself/herself/themselves** to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that **he/she/they** as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____ , Tennessee, this 31st day of August, 2004.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____ , Tennessee, this 31st day of August, 2004.

My commission expires:_____

Notary Public