3WB
H:A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $207,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of November, 2004.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

STEPHEN E. GRAUBERGER NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/23/04 11:20 5pgs
Fees:27.00 Taxes:0.00
20041123-0140307

ADDRESS NEW OWNER:
222 Third Avenue North, Suite 701
Nashville, TN 37201

SEND TAX BILL TO:
SAME

Map: 147-11-0, Parcel: 042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Phillip E. Pratt and Mattie T. Pratt, his wife, and Kenneth S. Pratt, a single man, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter the GRANTEE, its representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is unimproved property known as Cotton Lane, Nashville, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 22nd day of November, 2004.

GRANTORS:

Phillip E. Pratt

Mattie H. Pratt

Kenneth S. Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Phillip E. Pratt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2004.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Mattie H. Pratt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2004.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Kenneth S. Pratt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November, 2004.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: March 22, 2008**

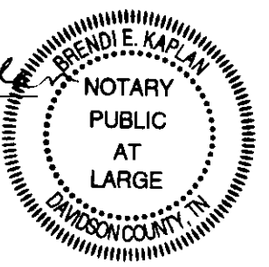


EXHIBIT A
Real Property Description

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the easterly margin of Cotton Lane and southeasterly corner of the Husband's property, as of record in Book 1041, page 187, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Thence South 70 degrees 42 minutes 34 seconds East, 352.44 feet to an iron pin; thence South 69 degrees 05 minutes 20 seconds East. 317.56 feet to an iron pin; thence South 01 degrees 37 minutes 32 seconds West, 208.79 feet to an iron pin; thence North 87 degrees 58 minutes 00 seconds West, 260.43 feet to a concrete monument; thence North 85 degrees 45 minutes 00 seconds West, 212.00 feet to a concrete monument; thence South 86 degrees 56 minutes 30 seconds West, 36.08 feet to an iron pin; thence North 88 degrees 07 minutes 54 seconds West, 52.54 feet to a concrete monument; thence North 87 degrees 34 minutes 50 seconds West, 197.13 feet to an iron pin; thence North 81 degrees 46 minutes 24 seconds West, 53.03 feet to an iron pin; thence with a curve to the right having a central angle of 02 degree 50 minutes 03 seconds, a radius of 2903.12 and an arc length of 143.60 to an iron pin; thence North 25 degrees 33 minutes 17 seconds East, 295.72 feet to the point of beginning, according to survey dated June 11, 2001 by Phillip E. Holmes, Jr., RLS.

Being the same property conveyed to Phillip E. Pratt and Kenneth S. Pratt by Warranty Deed from Walter Griggs, of record in Instrument No. 20010614-0062626, Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable.
2. All matters on the survey dated June 11, 2001 by Philip E. Holmes, Jr., RLS.
3. All matters on survey dated October 13, 2004 by Robert M. Searson, of Littlejohn Engineering Associates, Inc., Tn Registered Surveyor's No. 1666.