H-20601

Davidson County DEEDWARR
Recvd: 03/10/05 08:30 2 pgs
Fees:13.00 Taxes:1089.65

20050310-0026410

WARRANTY DEED

G-CBB-05-202

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. Nov 28, 2005

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
Robert Pratt	New Owner	
202 Montchanin Terrace (ADDRESS)	(NAME)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	64-2-40

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 ROSE A. PAYNE AND SPOUSE, ANTHONY W. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT PRATT AND WIFE, MARY PRATT, 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 208, BRANDYWINE FARMS, SECTION TEN, as shown on plat of record in Plat Book 4300, page 177, amended in Book 4643, page 358, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rose A. Payne and spouse, Anthony W. Hall by Warranty Deed from John R. Wood and wife, Janice P. Wood, recorded the 1st day of December, 2000 in Instrument No. 20001201-0118207, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4300, page 177; Book 4643, page 358; Book 3816, page 544; Book 3843, page 95; Book 4626, page 81; Book 6371, page 372; Book 6691, page 977; Book 9138, page 45; Book 3963, page 235, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 202 Montchanin Terrace, Old Hickory, Tennessee 37138
(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 28th day of February, 2005.

Rose A. Payne

Anthony W. Hall

STATE OF Tennessee
COUNTY OF Davidson

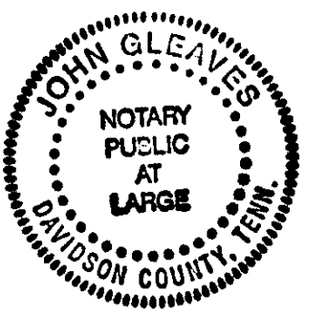
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose A. Payne and Anthony W. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2005.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Record's Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072