This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050022

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, Tennessee 37214

Send Tax Bills To:

Same as New Owner

Davidson County DEEDWARR
Recvd: 04/13/05 14:20 2 pgs
Fees:13.00 Taxes:472.49
20050413-0041261

New Owner is:
Stephen Hammond
3416 Towne Village Road
Antioch, TN 37013

MAP: 150-07
PARCEL: 482.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John E. Pratt and wife Gwen M. Pratt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stephen Rockford Hammond** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Being Lot No. 540 on the Plan of Towne Village of The Country, Section V, of record in Book 6250, page 783 and 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 540 fronts 55.55 feet on the northerly margin of Towne Village Road and extends back 127.74 feet on the easterly line and 141.90 feet on the westerly line to a broken line in the rear measuring 102.12 feet thereon.

Being the same property conveyed to John E. Pratt and wife, Gwen M. Pratt by Warranty Deed from Theodore E. Hillary and wife, Marcia L. Hillary dated May 19, 1999, recorded May 24, 1999, in Book 11490, page 578, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of February, 2004.5

GRANTOR:

John E. Pratt

John E. Pratt

Gwen M. Pratt

Gwen M. Pratt

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John E. Pratt and wife Gwen M. Pratt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of February, 2004.5

Melissa L. Sanders
Notary Public

My Commission Expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,700.00.

Jaye Osborn
Affiant

SWORN TO and subscribed before me this 4th day of February, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires:

1/28/06