WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $294,000.00.

Affiant

Subscribed and sworn to me on April 18, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

PREPARED BY: BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

BOX 30-B

Davidson County DEEDWARR
Recvd: 04/20/05 10:27 2 pg
Fees:13.00 Taxes:1087.80

20050420-0043845

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ray Pruett Prudential Woodmont Realty 2400 Crestmoor Ave. Nashville, TN 37215	Owner	117-08-0-074.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Thomas L. Bush, Jr., hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ray Pruett, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot # 125 and the easterly 20 feet of Lot # 26, Block "A", on the Map of Walter Stokes Homeplace, Subdivision No. One, of record in Plat Book 974, Page 92, said Register's Office, described as follows:

Beginning at a point in the southerly margin of Lombardy Avenue, at the corner of Lot #s 24 & 25, being 254 feet more or less west of the westerly margin of Brightwood Avenue; thence with the margin of said Lombardy Avenue westerly, around a slight curve, 120 feet to a point; thence southerly parallel to the line between Lot #s 25 & 26, 170 feet more or less to the north line of Lot # 20; thence along the north line of said Lot and of Lot #21, easterly 120 feet to the corner of Lot #s 21, 22, 23 and 25; thence northerly 170 feet more or less to the beginning.

Being the same property conveyed to Thomas L. Bush, Jr. by Installment Deed from Thomas L. Bush and Genevieve G. Bush in Book 4791, Page 430, dated February 21, 1974, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Disclaimer of record in Book 6291, Page 111, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1811 Lombardy Avenue, Nashville, TN 37215.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on April 18, 2005.

Thos L. Bush Jr

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 18, 2005, before me personally appeared Thomas L. Bush, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 18, 2005.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE