Davidson County DEEDWARR
Recvd: 05/02/05 15:40 2 pgs
Fees:13.00 Taxes:459.73
20050502-0048750

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 25, 2008
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Paul Pratt (NAME)	SAME (NAME)	MAP 127
8033 Charlotte Pike (ADDRESS)	(ADDRESS)	PARCEL 69
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tracy S. McGee and William McGee, II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Paul Pratt and wife, Rebecca Garland Pratt

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 in the Ninth (9th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to wit:

Beginning on the southerly margin of Highway 70 at the northeast corner of property conveyed to Thom Hudson Company, by deed from Thomas Gaddes and wife; thence with the southerly margin of said Highway, North 75 deg. East 20 feet to a new corner; thence North 75 deg. East 155 feet to a point; thence South 13 deg. East 170 feet to a large persimmon tree; thence South 41 deg. East 225 feet to a stake on rock ledge, elm and ironwood pointers; thence Scuth 75 deg. West 190 feet to a stake with small ash and poplar pointers; thence North 41 deg. West 215 feet to an iron stake; thence North 11 deg. West 280 feet to the beginning, according to a survey made by S. H. Hutchison on August 11, 1956.

Being the same property conveyed to Tracy S. McGee and husband, William McGee, II by deed from Lowell D. Jones and wife, Teresa C. Jones and Burtcn L. Jones and wife, Mitzi Jones of record in Book 11022, page 160, Register's Office for Davidson County, TN.

Subject to water line easement of record in Book 2594, page 597, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 8033 Charlotte Pike, Nashville, TN 37209
(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 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 hand s this 22nd day of April, 2005

Tracy S. McGee

William McGee, II

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 Tracy S. McGee and William McGee, II

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 22nd day of April 2005.

Commission expires 3-21-09

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes herein 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 office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2005 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.