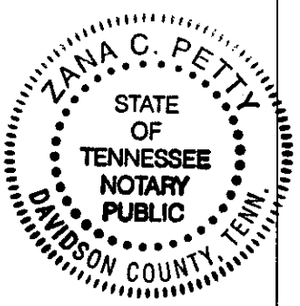
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/16/05 10:41 2 pgs
Fees:13.00 Taxes:314.50



20050516-0054755

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frances Pratt	SunTrust Mortgage, Inc.	Map 086
134 Lakewood Road	201 4th Avenue North, 7th Floor	Group 14-0-A
Lebanon, TN 37087	Nashville, TN 37219	Parcel 234.00-CO

FOR AND IN 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

Michael D. Power and wife, Joyce A. Power

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Frances Pratt, married and Sepra Pratt, unmarried

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:

BEING Lot No. 234, on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael D. Power and wife, Joyce A. Power by deed from James L. Deatrick, Jr., of record in Instrument 200008140080427, dated August 11, 2000, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6034, Page 365; Book 6034, Page 383; Book 7660, Page 612; and Instrument 20010327-0029002, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 300; and (3) Easement to First Suburban Utility District of record in Book 6164, Page 436 and Book 6716, Page 815 and Easement to Cumberland Land Water Co. of record in Book 4419, Page 230, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 234 Thistle Lane, Hermitage, TN 37076

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 hands this 12th day of May, 2005.

Michael D. Power

Joyce A. Power

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 Michael D. Power and Joyce A. Power, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2005.

My Commission Expires: 01/27/07

Notary Public

