THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027 NOTARY PUBLIC AT LARGE — ROBIN S. EDWARDS — WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 28, 2007	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,495,000.00 Deborah L Cable Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2005 Robin S. Edwards Notary Public MY COMMISSION EXPIRES: 3/28/07 (AFFIX SEAL)

RED BY &
JRN TO:

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Pruitt	Bank of America, NA	MAP 145
1220 Vintage Place	9000 Southside Blvd.	PARCEL 6
Nashville, TN 37215	Jacksonville, FL 32256	
(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, **Barbara T. Freeman and husband, William H. Freeman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald E. Pruitt and wife, Ann J. Pruitt**

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 the 7th Civil District of Davidson County, Tennessee, lying within the corporate limits of the City of Forest Hills, being part of Lot No. 3 on the Plan of The Thomas Garrett Lands of record in Will Book 10, page 3, of the County Court for Davidson County, Tennessee, described according to a survey of the Hilary H. Osborn property by Turner Engineering Co., dated 10/15/81, Job no. 93-65, as follows:

Beginning at a point in the northerly margin of Vintage Place Road, said point being common to the southeast corner of Lot No. 7 on the Plan of Vintage Place Subdivision, of record in Book 4460, page 148, of the Registers office for Davidson County, Tennessee, and the southwest corner of the herein described property; thence with the easterly line of said Lot No. 7 North 25 degrees 45 minutes, West 242.93 feet and North 8 degrees 32 minutes, East 213.35 feet to a point in the southerly line of the Edward Van Voorhees property, said point being also the common rear corners of said Lot No. 7 and the herein described property; thence with the southerly line of said Voorhees property, South 85 degrees 49 minutes 42 seconds, East 496.45 feet to a point same being the northwest corner of Lot No. 9 on said recorded plan of Vintage Place Subdivision; thence with the westerly line of said Lot No. 9, South 24 degrees 29 minutes, West 477.70 feet and South 7 degrees 10 minutes East 32.71 feet to a point in the northerly margin of Vintage Place Road; thence, with the northerly margin of said road, westwardly, as measured along a curve to the left having a radius of 590.4 feet, a distance of 165.0 feet to a point; thence, continuing with the northerly margin of said road, North 77 degrees 35 minutes, West 75.00 feet to the point of beginning containing 4.0 feet acres, more or less.

Being the same property conveyed to Barbara T. Freeman, married by deed from John F. Tyson and wife Yolanda E. M. Brandt-Tyson of record in Book 8007, page 806, said Registers office. And being the same property conveyed to Barbara T. Freeman and husband William H. Freeman by Quitclaim Deed from Barbara T. Freeman of record in Book 9991, page 301, said Registers office. And being the same property conveyed to Barbara T. Freeman by Quitclaim deed from William H. Freeman of record in Book 10023, page 334, said Registers office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 07/14/05 11:49 2 pgs
Fees:13.00 Taxes:5531.50

20050714-0081746

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1220 Vintage Place, 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 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 the 8th day of July, 2005.

Barbara Freeman
Barbara T. Freeman

William H. Freeman
William H. Freeman

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 **Barbara T. Freeman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-07

Notary Public

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 **William H. Freeman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2005.

My Commission expires 1-26-07

Notary Public