This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050480

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Send Tax Bills To:
RAY PRUETT
4307 BELMONT PARK TERRACE
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 08/10/05 13:07 2 pg:
Fees:13.00 Taxes:851.00
20050810-0094839

New Owner is:
Ray Pruett
4700 Idaho Avenue
Nashville, TN 37209

MAP: 103-03
PARCEL: 167.00

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, **Linda Shymlock and Debra Rice**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ray Pruett, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 601 on Block No. 29 in the Charlotte Park Company's First Addition to Nashville, a Plan of which is of record in Book 57, page 103, Register's OFfice for Davidson County, Tennessee.

Lot No. 601 fronts 60 feet on the northerly side of Idaho Avenue (formerly 5th Avenue) and runs back, between parallel lines with the westerly margin of 47th Avenue North (formerly Sixth Street) 150 feet to an alley.

Being a part of the same property conveyed to Linda Shymlock and Debra Rice by Quitclaim Deed from Sandra Haynes dated September 22, 1997, recorded September 30, 1997, in Book 10627, page 559, 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.

This is improved property known as 4700 Idaho Avenue, Nashville, TN 37209.

_____ Sellers Ints.

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 5 day of August, 2005.

GRANTOR:

Linda Shymlock

Linda Shymlock

Debra Rice

Debra Rice

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Linda Shymlock and Debra Rice**, 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 5 day of August, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2008

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

SWORN TO and subscribed
before me this 5 day of
August, 2005

NOTARY PUBLIC

My commission expires: 1-26-09