Davidson County DEEDWARR
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Fees:13.00 Taxes:451.40

20060307-0026428

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-BOA-06-8033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann L. Regen	Bank of America	
8033 Charlotte Pike (ADDRESS)	1400 Best Plaza Drive, STE 101 (ADDRESS)	127-69
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23227 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONALD PAUL PRATT AND WIFE, REBECCA GARLAND PRATT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN L. REGEN, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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 SOUTH 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 RONALD PAUL PRATT AND WIFE, REBECCA GARLAND PRATT BY WARRANTY DEED FROM TRACY S. MCGEE AND WILLIAM MCGEE, II, RECORDED ON THE 2ND DAY OF MAY, 2005 IN INSTRUMENT NO. 20050502-0048750, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8033 Charlotte Pike, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 1st day of March, 2006.

Ronald Paul Pratt

Ronald Paul Pratt

Rebecca Garland Pratt

STATE OF Tennessee
COUNTY OF Davidson

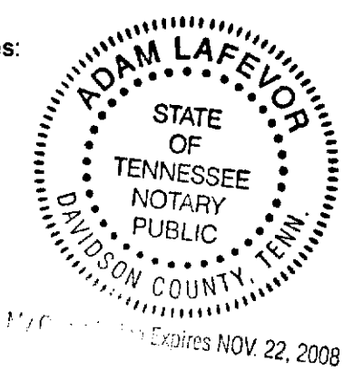
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Paul Pratt and Rebecca Garland Pratt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903