Davidson County DEEDWARR
Recvd: 03/15/06 10:18 2 pgs
Fees:13.00 Taxes:370.00

20060315-0029687

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-VRE-06-1011

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
Ryan H. Pruitt	Capital Bank & Trust Company	
1011 Chicamauga Avenue (ADDRESS)	1808 West End Ave. Ste. 600 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	83-5-64.02

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 WALTER RUSSELL TIMMONS AND WIFE, KATHY TIMMONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN H. PRUITT AND WIFE, KELLY R. PRUITT, 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 THE EASTERLY 50 FEET OF THE SOUTHERLY 150 FEET OF LOT NO. 57 ON THE PLAN OF STRATTON AND SEYMOUR'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD L. JACKSON BY DEEDS FROM HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED JULY 17, 1996, OF RECORD IN BOOK 10129, PAGE 807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; A ONE-HALF (1/2) INTEREST BEING CONVEYED TO FANNIE LOU JACKSON HANKINS, A MARRIED PERSON, BY QUITCLAIM DEED FROM RICHARD L. JACKSON, DATED JULY 17, 1996, OF RECORD IN BOOK 10129, PAGE 810, SAID REGISTER'S OFFICE; BEING FURTHER CONVEYED TO FANNIE LOU JACKSON HANKINS BY QUITCLAIM DEED FROM ELAINE D. REESE, ANNIE CHASE, KIWANTIS BATES, RICHARD L. JACKSON, JR., RONALD L. JACKSON, SANDRA D. GRESHAM, BRENDA JONES, HEIRS-AT LAW OF RICHARD L. JACKSON, DECEASED, DATED NOVEMBER 25, 1998, OF RECORD IN BOOK 11250, PAGE 912, SAID REGISTER'S OFFICE; AND BEING THE SAME PROPERTY CONVEYED TO WALTER RUSSELL TIMMONS AND WIFE, KATHY TIMMONS BY DEED FROM FANNIE LOU JACKSON HANKINS, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20050114-0005530, SAID REGISTER 'S OFFICE.

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

unimproved ( )
This is improved (X) property, known as 1011 Chicamauga Avenue, Nashville, Tennessee 37206
(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 7th day of March, 2006.

Walter Russell Timmons

Kathy Timmons

STATE OF Tennessee
COUNTY OF Davidson

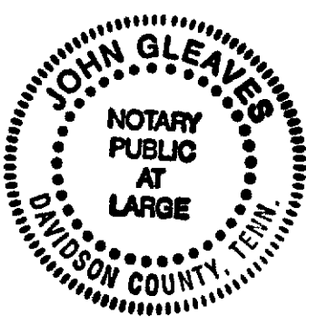
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter Russell Timmons and Kathy Timmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 7th day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903