Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/17/06 09:01 2 pgs
Fees:13.00 Taxes:3922.00
20060417-0042974

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,060,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2006.

Notary Public

My commission expires: 11-9-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jacob P. Schwarz	Suntrust Mortgage, Inc.	**Map 130-03, Parcel 015.00**
4406 Iroquois Avenue	201 Fourth Avenue North	
Nashville, TN 37205	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Ronald E. Pruitt, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob P. Schwarz and Anna R. Hemnes , husband and wife, tenants by the entirety

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 Davidson County, TN, being the westerly 95 feet of Lot No. 14 on the Plan of a Subdivision of Lots 12 & 13 & Resubdivision of Lots 10 & 11 of Bellemeade Plan No. 2 as of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald E. Pruitt and wife, Anastasia W. Pruitt by deed from Charles C. Trabue, III and Anne B. Trabue, both unmarried, of record in Book 8140, Page 812, Register's Office for Davidson County, Tennessee. The said Anastasia W. Pruitt having since quitclaim to Ronald E. Pruitt of record in Book 11243, Page 803, Register's Office for Davidson County, Tennessee.

Ann J. Pruitt joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Ronald E. Pruitt.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.
This is improved (__X__) Unimproved (____) property, known as **4406 Iroquois Avenue, Nashville, TN 37205**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 12th day of April, 2006.

Ronald E. Pruitt

Ann J. Pruitt

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald E. Pruitt and wife, Ann J. Pruitt,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **12th** day of **April, 2006.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY