Davidson County DEEDWARR
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Fees:13.00 Taxes:307.10

20060526-0062298

WARRANTY DEED

JOHN GLEAVES STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-ERA-06-747

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2906

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renaldo Pruitt	Renaldo Pruitt	
747 Lynwood Avenue (ADDRESS)	(NAME) 747 Lynwood Avenue (ADDRESS)	105-06-0-180.00
Nashville, TN 37227 (CITY) (STATE) (ZIP)	Nashville, TN 37227 (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 GEORGE M. MILLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RENALDO PRUITT, 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 Lot 1, PLAN OF EDGEHILL ESTATES, SECTION 25, as shown on plat of record in Plat Book 4350, Page 126, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George M. Miller by Warranty Deed from George Margrave and wife, Sharmin J. Margrave, recorded on the 26th day of July, 1985 in Deed Book 6615, Page 298, 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 747 Lynwood Avenue, Nashville, Tennessee 37227
(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 18th day of May, 2006.

George M. Miller

STATE OF Tennessee
COUNTY OF Davidson

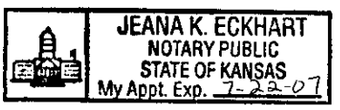
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George M. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 18th day of May, 2006.

Jeana K Eckhart
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903