This Instrument Prepared by and Return to:
Bell & Alexander Title Services, LLC
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $349,500.00.

Robert Pratt by Richard L Colbert, his attorney-in-fact
Affiant

Subscribed and sworn before me this the 28th day of September, 2006.

Norma Lowe
Notary Public
My commission expires: 1-27-2007

NORMA LOWE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/05/06 11:03 2 pgs
Fees:13.00 Taxes:1293.15
20061005-0123809

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vladan Seidl 202 Montchanin Terrace Old Hickory, TN 37138	SAME	64-2-40

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Pratt and wife, Mary Pratt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Vladan Seidl, a married man, as, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 208, BRANDYWINE FARMS, SECTION TEN, as shown on plat of record in Plat Book 4300, page 177, amended in Book 4643, page 358, 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 Robert Pratt and wife, Mary Pratt by deed from Rose A. Payne and spouse Anthony W. Hall dated February 28, 2005 and recorded March 10, 2005 in Instrument No. 20050310-0026410, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 202 Montchanin Terrace, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of September, 2006.

Robert Pratt by Richard L Colbert, his attorney-in-fact
Robert Pratt
By Richard L. Colbert, his Attorney-in-Fact

Mary Pratt by Richard L Colbert, her attorney-in-fact
Mary Pratt
By Richard L. Colbert, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of September, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Richard L Colbert with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Pratt, by his Power of Attorney dated Sept. 22, 2006, and who acknowledged that he executed the same as the free act and deed of Robert Pratt.

Witness my hand and official seal this 28 day of September, 2006.

My Commission Expires:
1-27-2007

Norma Lowe
Notary Public

NORMA LOWE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
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