STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

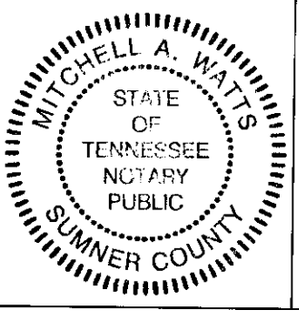
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Ronald P. Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 12/29/06 15:00 2 pgs
Fees:13.00 Taxes:271.95
20061229-0160990

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Kenton J. Krueger	Fifth Third Mortgage	142-04-0 A
172 Oak Hills Dr.	5050 Kingsley Drive	GROUP
Madisonville, KY 42431	Cincinnati, OH 45263	PARCEL 037.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Three Thousand Five Hundred Dollars and Zero Cents ($73,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald P. Pratt, married, and Ronald F. Pratt, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenton J. Krueger, an unmarried man, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 37 of Belle Forest Condominium Apartments of record in Plat Book 5200, page 699, a Horizontal Property Regime, created under Title 66, Section 27, 101, et seq. , as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Ronald P. Pratt, unmarried, and Ronald F. Pratt, married, by deed May 30, 2003, from Amanda Smith, unmarried, of record as Instrument No. 20030611-0080927 in the Register's Office for Davidson County, Tennessee.

Rebecca Pratt, spouse of Ronald P. Pratt, and Mary Y. Pratt, spouse of Ronald F. Pratt, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 210 Old Hickory Boulevard #37, Nashville, Tennessee 37221

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/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 our hands this 28th day of December 2006.

Rebecca Pratt

Mary Y. Pratt

Ronald P. Pratt

Ronald F. Pratt

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Ronald P. Pratt, Ronald F. Pratt, Mary Y. Pratt and Rebecca Pratt, the bargainors, 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 Nashville, Tennessee, this 28th day of December 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY