WARRANTY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2007.

Notary Public

My commission expires: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eugene P. Reese, III	American Brokers Conduit	**Map 171-04-0-A, Parcel 023CO**
5244 Almadale Circle	538 Broad Hollow Road	
Brentwood, TN 37027	Melville, NY 11747	

Davidson County DEEDWARR
Recvd: 06/01/07 15:08 2 pgs
Fees:13.00 Taxes:1258.00
20070601-0065404

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

Charles Gerald Pruitt and Sylvia V. Pruitt, husband and wife

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

Eugene P. Reese, III , unmarried

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, Tennessee, being Lot No. 23, on the Plan of Brownstone, a Planned Unit Development, Section One , of record in Plat Book 9700, pages 496 and 497 , Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Gerald Pruitt and Mary Brenda Shackleford Pruitt, by Deed from John G. Tucker and wife, Vicky J. Tucker , of record in Instrument No. 20020828-0104096, Register's Office for DAVIDSON County, Tennessee. The said parties having since divorced by Final Decree of Record Minute Book No. 5720/1692821 and Docket No. 03D-1313, Circuit Court for said County. The said property was further conveyed to Charles Gerald Pruitt by Quitclaim Deed from Mary Brenda Shackleford Pruitt of record in Instrument No. ~~XXXXXXXX~~20041015-0124300, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10658, Page 952, and as amended in Instrument No. 20010118-0005696, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **5244 Almadale Circle, Brentwood, TN 37027**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **31st** day of **May, 2007.**

Charles Gerald Pruitt

Sylvia V. Pruitt

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **May, 2007.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09