Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2007.

Notary Public
My commission expires: 1-20-09

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

15-0707-151163

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jeremy M. Pratt<br>1103 Bryan Street<br>Old Hickory TN 37138 | GMAC Mortgage Corp.<br>P. O. Box 4025<br>Coraopolis, PA 15108 | 044-15-0-231.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James H. Lester and wife, Maedean Lester, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy M. Pratt and wife, Catherine Pratt, hereinafter called the Grantees, their successors 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. 139, Section C on Plan of E. I. Du Pont Nemours and Company's Subdivision, of record in Book 1424, Page 66, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said Lot No. 139 fronts 55 feet on the easterly side of Bryan Street and extends back 61.6 feet on the northerly line and 61.5 feet on the southerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Erle L. Lester and wife, Juanita H. Lester by Deed of Record in Book 2017, Page 489, Register's Office for Davidson County, Tennessee. Erle L. Lester and Juanita H. Lester were married at the time of Erle L. Lester's death on May 10, 1988 and the property then vested in Juanita H. Lester as surviving tenant by the entirety. Juanita H. Lester died on August 8, 1988 and by Last Will and Testament of Record in Will Book 164, page 283, Probate Court for Davidson County, Tennessee, devised the property to James H. Lester, he also being her only heir at law.

Further being the same property conveyed to James H. Lester and wife Maedean Lester, by Quitclaim Deed from James H. Lester, dated July 8, 1993, recorded July 9, 1993, of record in Book 9010, Page 57, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1103 Bryan Street, 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 assigns,



Davidson County DEEDWARR
Recvd: 07/23/07 10:52 2 pgs
Fees:13.00 Taxes:340.40
20070723-0087062

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 16th day of July, 2007.

James H. Lester

Maedean Lester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Lester and Maedean Lester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand in Old Hickory, TN, this 16th day of July, 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010