Davidson County DEEDWARR
Recvd: 11/30/07 11:21 2 pgs
Fees:13.00 Taxes:518.74
20071130-0138986

# WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,200.00

Benton Pruitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of November, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Benton Pruitt | NEW OWNER | Parcel ID: |
| 6272 Pettus Road | | 18100019100 |
| Cain Ridge, TN 37013 | | |

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

**Moumina deSouza, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Benton Pruitt and wife, Marjorie Pruitt and Betty A. White and husband, Dave R. Neal**
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, and being described according to a survey of J. Bruce Rainey, Surveyor #823, dated October 21, 1986, and known as Job No. 86-817, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Pettus Road; said point of beginning being the Northwest corner of this tract and also being the Northeast corner of the Bobby Dee Benningfield Property of record in Book 4914, Page 667, Register's Office, Davidson County, Tennessee; thence with the southerly margin of Pettus Road S 87 degrees 26' 01" E 31.00 feet to an iron pin; thence N 88 degrees 18' 16" E 66.70 feet to an iron pin; thence 86 degrees 30' 00" E 52.30 feet to an iron pin; thence leaving the margin of said Pettus Road and severing the Crabtree Property of which this is a part S 00 degrees 29' 17" E 1476.28 feet to an iron pin; thence with Crabtree's original southerly line N 85 degrees 13' 21" W 244.36 feet to an iron pin; thence N 02 degrees 43' 59" E 550.00 feet to an iron pin; thence N 19 degrees 40' 59" E 22.00 feet to an iron pin; thence N 03 degrees 08' 59" E 73.00 feet to an iron pin; thence N 00 degrees 46' 01" W 136.00 feet to an iron pin; thence N 03 degrees 33' 59" E 360.00 feet to an iron pin; thence N 33 degrees 43' 59" E 108.00 feet to an iron pin; thence N 17 degrees 01' 01" W 136.00 feet to an iron pin; thence N 01 degrees 38' 59" E 94.00 feet to the point of beginning.

BEING the same property conveyed to Moumina deSouza by Quitclaim Deed from Carlos deSouza, President for AIC, Inc., of record in Instrument 20010910-0098058, dated September 5, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 6278 Pettus Road, Antioch, TN 37013

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 hand this 29th day of November, 2007.

Moumina deSouza
Moumina deSouza

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 Moumina deSouza, 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 at Nashville, Tennessee, this 29th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.