Davidson County DEEDWARR
Recvd: 03/05/08 10:12 3 pgs
Fees:18.00 Taxes:1933.25
20080305-0021991

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008020082

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $522,500.00.

Sworn to and subscribed before me this 3rd day of March, 2008.

Affiant

WILLIAM D. CASTLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/05/2011

Address of New Owner:

Joe Martin
2912 Mashburn Rd
Nashville, TN 37211

Send Tax Bills to:

SAME

Map-Parcel Numbers:

182-116.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jack I. Pratt and wife, Martha G. Pratt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joe Martin**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Said tract lies wholly within the Fifth Civil District of Davidson County, Tennessee, and is bound in the general on the North by Alice E. Turner Smith and Smith's Tract No. 1, on the east by Turner and Kellow, on the south by Turner, Kellow and Old Hickory Blvd. on the west by Old Hickory Blvd. and Smith's Tract No. 1. Beginning at a point in the North margin of Old Hickory Blvd. said point being Kellow's southwest corner, thence with the north and east

margin of Old Hickory Blvd. with the eight following calls North 72 deg. 80 feet, North 83 deg. West 447 feet, North 80 deg. West 255 feet, North 74 deg. 45' West 148.6 feet, North 49 deg. 30' 92 feet, North 19 deg. 10' West 75 feet, North 83 feet and North 10 deg. East 105.3 feet to an iron post, thence with three new staked lines North 75 deg. 15' East 727 feet, North 81 deg. East 325 feet to an iron post, thence North 6 deg. 45' East 534 feet to an iron post in Alice E. Turner Smith's south line thence with said line South 86 deg. East 950 feet to a point in Turner's West fence line, thence with Turner and Kellow's fence line with the five following calls South 4 deg. 30' West 535 feet, North 87 deg. 30' West 444 feet, South 7 deg. West 176 feet, North 85 deg. West 308.1 feet and South 24 deg. West 582.8 feet to the point of beginning.

Being part of the same property conveyed by Deed from Charles G. Turner to Lucie Mai Turner Jones and Charles Riley Jones, her son as recorded on the 1st day of October, 1953 in Book 2198, Page 547; part of Quitclaim Deed from Frances Levon Jones, Widow of Charles Riley Jones to Gene H. Smith as recorded on the 20th day of September, 1974 in Book 4853, Page 786; part of Order as recorded on the 20th day of September, 1974 in Book 4853, Page 780; part of Quitclaim Deed from Marbut Glenn Gaston, Jr., Trustee to Gene H. Smith and wife, Patricia C. Smith as recorded on the 20th day of September, 1974 in Book 4853, Page 788; Installment Deed from Gene H. Smith and wife, Patricia C. Smith to Jack I. Pratt and wife, Martha G. Pratt as recorded on the 24th day of December, 1975 in Book 4982, Page 693, in the Register's Office of Davidson County, Tennessee.

Less and Except The following described land, lying, located and being in the Fifth (5th) Civil District of Davidson County, Tennessee, more particularly described as follows: Said tract lies wholly within the 5th Civil District of Davidson County, Tennessee and is bound in the general on the North, East and West by Pratt, on the South by Old Hickory Blvd. Commencing at a point in the north margin of Old Hickory Blvd., said point being Kellow's southwest corner; thence with the north margin of said Blvd., N. 72 deg. W. 80 feet and N. 83 deg. W. 100 feet to the point of beginning; thence continuing with the north margin of said Blvd. N. 83 deg. W. 246 feet to an iron pin; thence with a new line N. 48 deg. E. 236 feet to an iron pin; thence N. 58 deg. 20 min. E. 280 feet to an iron pin; thence S. 27 deg. 30 min. W. 380 feet to the point of beginning, containing 1.1 acres, more or less, according to survey made by Billy Carl Tomlin, dated 3-4-79.

Being the same property conveyed by Deed from Jack I. Pratt and wife, Martha G. Pratt to Phillip Dale Pratt and wife, Frances Diane Pratt as recorded on the 11th day of April, 1979 in Book 5419, Page 714, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Easement for Right of way to TVA of record in Deed Book 4425, Page 551; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **13984 Old Hickory Blvd., Antioch, TN 37013.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of March, 2008

Jack I. Pratt

Martha G. Pratt

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Jack I. Pratt and Martha G. Pratt**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2008.

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY