THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/10/08 10:51 2 pgs
Fees:13.00 Taxes:740.00
20080910-0092605

Address New Owner(s)
Jacie B. Pruitt
1115 McKennie Avenue
Nashville, Tennessee 37206

Send Tax Bills To:
New Owner
Coldwell Banker Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054
Map & Parcel Nos.:
083-014-0-283.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th day of August, 2008**, by and between **R. Harvey Johnston III**, party of the first part, and **Jacie B. Pruitt**,* party of the second part,

*an unmarried woman

WITNESSETH: That for and in consideration of **TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($200,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot Number 4 on the Map of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoit's Plan of the Douglas Property, of record in Book 421, Page 155, Register's Office for said County.

Being the same property conveyed to R. Harvey Johnston III, married, from Kyle Johnston, a single man, by deed dated December 9, 2007, of record in Instrument No. 20071221-0146639 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Kyle Johnston, a single man, from Nashville Any Offer, LLC by deed dated May 21, 2007, of record in Instrument No. 20070525-0062614 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Nashville Any Offer, LLC from Daryl R. Murray and wife, Glenda J. Murray; and Dale H. Miller and wife, Susan R. Miller, by deed dated May 21, 2007, of record in Instrument No. 20070525-0062436 in the records for Davidson County, TN. Being the same property PREVIOUSLY conveyed to Daryl R. Murray and wife, Glenda J. Murray; and Dale H. Miller and wife, Susan R. Miller, from Union Planters Bank, NA by deed dated August 29, 2003, of record in Instrument No. 20030916-0135608 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

R. Harvey Johnston III by Kyle Johnston Attorney in Fact

R. Harvey Johnston III by Kyle Johnston Attorney in Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kyle Johnston**, to me known to be the person described in and who executed the foregoing instrument, did say that he is the lawful attorney-in-fact for **R. Harvey Johnston III** and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29th day of August, 2008**.

My commission expires: 3/29/13

Laura L Miller
Notary Public

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MARCH 29, 2013

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$200,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **29th day of August, 2008**.

Laura L Miller

PROPERTY ADDRESS:
1115 McKennie Avenue
Nashville, TN 37206

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES:
MARCH 29, 2013