BILL GARRETT, Davidson County
Trans:T20090026933 DEEDWARR
Recvd: 04/23/09 15:30 2 pgs
Fees:13.00 Taxes:756.65
20090423-0037090

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Carl E. Tinch, Jr.
4505 Woodside Circle
Old Hickory, TN 37138

MORTGAGEE
Countrywide Home Loans, Inc.
3011 Armory Drive, Ste. 120
Nashville, TN 37204

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-08-0
PARCEL 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bobby A. Pratt and wife, Cynthia M. Pratt,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carl E. Tinch, Jr., an unmarried man,** 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:

Being Lot No. 2 on the plan of Woodside Subdivision, Section 1, as of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby A. Pratt and wife, Cynthia M. Pratt by deed from Joseph Theodore Fisher and wife, Deborah Burkart Fisher, dated July 31, 1991, filed for record in Book 8413, Page 436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Right of Way Easement to Bellsouth Telecommunications, Inc. of record in Book 10774, Page 254; easements, notes, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **4505 Woodside Circle, 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 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 our hands this 15th day of April, 2009.

Bobby A. Pratt

Cynthia M. Pratt

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby A. Pratt and wife, Cynthia M. Pratt, the bargainor(s) 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 this 15th day of April, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $204,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12