BILL GARRETT, Davidson County
Trans:T20090035430 DEEDWARR
Recvd: 05/29/09 11:51 2 pgs
Fees:13.00 Taxes:528.73
20090529-0049458

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Jeffrey Pratt & Cynthia Pratt
620 Granwood Blvd
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

Tax ID 063-16-0-B099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Connie Ferguson and husband, Gairy Ferguson,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey Pratt and wife, Cynthia Pratt,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 158 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown on plat of record in Plat Book 6900, Page 550, 551 and 552, as corrected by a Surveyor's Certificate of Correction of record in Book 7462, page 445, Book 8110, page 401, and by Amendment to change name of subdivision of record in Book 8181, page 112, in the Register's Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Connie Ferguson and husband, Gairy Ferguson by Deed of record in Instrument No. 20041005-0119673, recorded 10/5/2004, Register's Office for Davidson County, TN .

This is improved property known as **620 Granwood Blvd., Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 550, as corrected by Surveyor's Certificate of Correction of record in Book 7462, page 445, Book 8110, page 401 and by

amendment to change name of subdivision of record in Book 8181, page 112, and restrictions in Book 7351, page 852, as amended in Book 7451, page 739 and Book 8336, page 393, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22 day of May, 2009.

Connie Ferguson

Gairy Ferguson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Connie Ferguson and Gairy Ferguson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of May, 2009.

NOTARY PUBLIC

My Commission Expires: _____

B.C. JOHNSON
NOTARY PUBLIC
Rockdale County
State of Georgia
My Comm. Expires July 5, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $142,900.00.

AFFIANT

Subscribed and sworn to before me this the 22 day of May, 2009.

NOTARY PUBLIC

My Commission Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY