K 1675

Book 1775 Page 217

For and in consideration of the sum of

Eight Hundred Fifty ($850.00) and no/100 - DOLLARS

cash in hand paid by James Samuel Pratt and wife, Lula Mai Pratt, the receipt of which is hereby acknowledged.

I, Willie Maie Halmontaller have bargained and sold, and by these presents do transfer and convey unto the said James Samuel Pratt and wife, Lula Mai Pratt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

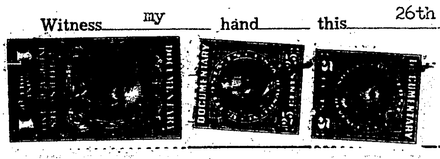
Being lot No. 37 and the southerly half of lot No. 38 on the plan of part of West Grove Subdivision, as of record in book 421, page 109, Register's Office for said County. Said lot No. 37 and part of lot No. 38 front together 75 feet on the easterly side of 40th Avenue North and run back between parallel lines, 160 feet to an alley. Being the same property conveyed to Willie Maie Halmontaller by deed from Minnie E. Weir, of record in book 1422, page 317, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Samuel Pratt and wife, Lula Mai Pratt, their heirs and assigns, forever.

And I do covenant with the said James Samuel Pratt and wife, Lula Mai Pratt that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Samuel Pratt and wife, Lula Mai Pratt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of November, 1948



Willie Mae Halmontaller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E B Walton, a Notary Public in and for said County and State, the within named Willie Maie Halmontaller, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of November, 1948.

NOTARIAL SEAL NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Apr 5-1949

E B Walton
Notary Public

44034

WARRANTY DEED

FROM
Willie Maie Halmontaller

TO
James Samuel Pratt et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day NOV A.D. 1948 at 3:16 o'clock P.M. and recorded in Book 2775 Page 217
Fee $.50
Witness my hand, Register
Deputy
Int. Rec.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.
Form 103

G 217