BK 2493

WARRANTY DEED G-4928 — R. E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN ***

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILFORD T. PRATT and wife, JERLINE E. PRATT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

R. H. SPARKMAN and wife, HAZEL L. SPARKMAN, ***

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 176 on the Map of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for said County.

Said part of said lot fronts 185.7 feet on the easterly side of Winthorne Drive and Bowwood Drive, as measured along curves shown on said plan, and runs back 250 feet on the southerly line and 279.6 feet on the northerly line, to a dead line, measuring 138 feet more or less, thereon.

Being the same property conveyed to Wilford T. Pratt and wife, Jerline E. Pratt, by deed from James W. Knight and wife, Margaret D. Knight, of record in Book 2099, page 229, said Register's Office.

This conveyance made subject to restrictions of record in Book 1361, page 432; Book 1300, page 290, and Book 1760, page 101, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13 day of February, 1956

Wilford T. Pratt

Jerline E. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Wilford T. Pratt and wife, Jerline E. Pratt,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 13 day of Feb., 1956.

Wayne Hammontree
Notary Public

My commission expires: 10-16-56

NOTARY PUBLIC

STATE OF TENNESSEE
DAVIDSON COUNTY

REGISTER'S OFFICE

Received for record 24 day of FEB A.D. 1956 at 3:35 o'clock P.M.
Noted in Book 1117 Page 613
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C. Reg.

NASHVILLE TITLE CO.

WARRANTY DEED
MCB&P

From
WILFORD T. PRATT ET UX

To
R. H. SPARKMAN ET UX

88224

NASHVILLE TITLE COMPANY

BG 520