K 3703

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. N9-160-20875

SEND TAX NOTICES TO:

ADDRESS:

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by John A. Coben and wife, Emma L. Coben, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James A. Pratt and wife, Laira R. Pratt, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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. 32 on the Map of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said county.

Said Lot No. 32 fronts 188 feet on the east side of Belmont Park Terrace and runs back 236.3 feet on the north line and 238.7 feet on the south line, to a dead line on which it measures 201.2 feet.

Being the same property conveyed to James A. Pratt and wife Laira R. Pratt, by deed from M. O. Howell and wife, Nellie R. Howell, of record in Book 2927, page 415, Register's office for Davidson County.

This conveyance is made subject to restrictions of record in Book 2249, page 192, said Register's Office and to easement, setback line and condition of owner's certificate as shown on plan of record in Book 2133 pages 81 and 82, said Register's Office.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS:			
4612	Belmont Park Terrace	Nashville	Tennessee	
No.	Street	City	Zone	State

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 the 10th day of March, 1964.

James A. Pratt

Laira R. Pratt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named James A. Pratt and wife, Laira R. 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 10 day of March, 1964.

Commission expires 4/25/67

Notary Public

$.50 MAR 10 1964 PAID
PAUL VORRALL
CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

18151
WARRANTY DEED
FROM
James A. Pratt, et ux
TO
John A. Coben, et ux

Attorneys TITLE CO. NASHV.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAR A.D. 1964 at 11:37 o'clock A.M.
Noted in Book 108 Page 282
Recorded in Book Page
Recording Fee $ 2.00
Lelia Nugent, Register
By Deputy Reg.

PG 134