INSTRUMENT WAS PREPARED BY:
ON & WILKINS, ATTORNEYS
AMES ROBERTSON PARKWAY
LE, TENNESSEE

BOOK 3925 PAGE 59

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James William Spratt, Jr.	United Mortgagee Servicing Corp.	8DA 34155
(NAME:)	(NAME:)	
Marauder Drive	3200 Pacific Avenue	Map 102-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. -136
Nashville, Tennessee	Virginia Beach, Virginia	M.O
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN ~~CONSIDERATION of the sum of ten~~ ($10.00) Dollars, cash in hand paid by JAMES WILLIAM SPRATT, JR. ET UX BILLIE SUE SPRATT hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, G. H. TODD AND H. B. SHEETS 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:

Land in Davidson County, Tennessee, being Lot No. 1238 on the Map of Charlotte Park Subdivision, Sec. 20, as of record in Book 3600, page 90, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 1238 fronts 74.00 feet on the southwesterly side to Marauder Drive and extends back between lines 144.2 feet on the northwesterly side and 139.0 feet on the southeasterly side, to a dead line in the rear, on which it measures 92.22 feet.

BEING part of the same property conveyed to G. H. Todd and H. B. Sheets by deed from Consolidated Development Inc. a Tennessee Corporation, of record in Book 3845, page 627, Register's Office for Davidson County, Tennessee.

STATE TAX $ 22.20
PROBATE .50
TOTAL $ 22.70

AUG 1 0 1965
PAID AUG 18 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 19th day of July, 19 65

G. H. Todd

H. B. Sheets

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named G. H. Todd and H. B. Sheets

the bargainor, 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 19th day of July, 19 65.

Commission expires 1-13-69

Percy Wilkins, Jr.
Notary Public

WARRANTY DEED

FROM G. H. TODD AND H. B. SHEETS

TO JAMES WILLIAM SPRATT, JR. ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

93691

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 18 12 13 PM '65

NOTES BOOK 112 PAGE 270
RECORDING FEE $ 2.00
DEP. REG. _____