BOOK 4173 PAGE 953

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Andrew B. Pratt et al	Andrew B. Pratt	Map. 91-16
(NAME:)	(NAME:)	
4510 Park Avenue	4510 Park Avenue	Par. 24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in consideration of the sum of ----------

Seven Thousand Three Hundred Fifty and No/100 -----($7,350.00)------- **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Mary D. Allen Rippy, as the only surviving heir at law of Bettie D. Allen, deceased ---------- have bargained and sold, and by these presents do transfer and convey unto the said Andrew B. Pratt and wife, Ihla Uree Pratt and Joseph R. Pratt 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 the easterly 67 1/2 feet of the westerly 135 feet of the southerly 150 feet of Block "A", on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County.

Said part of said lot fronts 67 1/2 feet on the northerly side of Park Avenue and extends back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Bettie D. Allen, by deed from Robert Vaughn, Clerk & Master, of record in Book 401, page 627, Register's Office for Davidson County, Tennessee. The said Bettie D. Allen having since died and being part of the same property inherited by Mary D. Allen Rippy, as the sole heir at law of Bettie D. Allen.

This is unimproved ( ) improved (X) property, known as 4510 Park Avenue (House Number) (Street) Nashville, Tennessee 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 my hand this 19 day of Sept, 1967

Mrs. Mary D. Allen Rippy

STATE OF ~~TENNESSEE~~ North Carolina
~~Davidson County~~ Durham County

Personally appeared before me, Barbara Powell, a Notary Public in and for said County and State, the within named Mary D. Allen Rippy

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 Durham North Carolina, ~~Tennessee,~~ this 19 day of Sept. 19 67

My Commission Expires August 25, 1967

Commission expires

Barbara Powell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Mary D. Allen Rippy

TO Andrew B. Pratt and wife, Ihla Uree and Joseph R. Pratt

89653

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 25 3 36 PM '67

NOTE BOOK 117 PAGE 382
RECORDING FEE $ 3.50
DEP. REG. _____

DOCUMENTARY TAX $ 1.10
PROBATE 50
TOTAL $ 1.60

SEP 25 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 25 1967