This deed prepared by Jas.W.Crutcher,Atty.426 3rd Nat Bk.Bldg.

WARRANTY DEED

BOOK 4209 PAGE 795

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr.C. E. McGruder (NAME:)	(NAME:)	11W 30305
908 32nd Ave. N. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

Cash paid by Charles E. McGruder and wife, Curlie E. McGruder, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Amanda Foreman, Pauline Smart, Howard C. Franklin, Mildred Jackson, Laura Bryant, Thomas Franklin, Edward Bivens, Clarenda Bivens Smith, Martha Chancellor Britt, all the heirs at law of Tom Franklin and wife, Annie Franklin, both deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. McGruder and wife, Curlie E. McGruder, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* being No. 805 25th Ave. N. and

Being Lot No. 3 on the map of Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Tract, as of record in Book 57, page 121, Register's Office for said County; said Lot No. 3 fronts 37 feet on the Westerly side of 24th Avenue North, formerly Foster Street, also called 25th Avenue North; and runs back between parallel lines, 110 feet to an alley; and being the same property conveyed to the Home Owner's Loan Corporation by Trustee's Deed from Eugene Russell, Substitute Trustee, dated August 18, 1938, and recorded in Book 1049, page 418, of the Register's Office of Davidson County, Tennessee..

Being the same property conveyed to Tom Franklin by the Home Owner's Loan Corporation, as of record in Book 1084, page 145, Register's Office for Davidson County, Tennessee, and the said grantee having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ Zero.

James W. Crutcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 1965

MY COMMISSION EXPIRES 2/7/68 (AFFIX SEAL)

Notary Public

unimproved (X) / This is improved ( ) property, known as 805 (House Number) 25th Ave. N. (Street) Nashville, (P. O. Address:) Tenn. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. McGruder and wife, Curlie E. McGruder, their *heirs and assigns, forever.*

And we do *do covenant with the said* Charles E. McGruder and wife, CurlieE. McGruder *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.*

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* Charles E.McGruder and wife, Curlie E.McGruder, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* November, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Laura Bryant ✓
Laura Bryant

Edward Bivens ✓
Edward Bivens

Clarence Smith ✓
Clarence Smith

Martha Britt ✓
Martha Chancellor Britt

x Amanda Foyer ✓
Amanda Foyer

+ Pauline Stuart ✓
Pauline Stuart

Thomas Franklin ✓
Thomas Franklin

Vivian C. Franklin ✓
Vivian C. Franklin

Mildred Jackson
Mildred Jackson

BOOK 4209 PAGE 797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathryn Zaino, *a Notary Public in and for said County and State, the within named* Thomas Franklin

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* December, *19* 67.

Kathryn Zaino, *Notary Public.*

Commission Expires: May 7, 1968.

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, Nov 8—1967, *a Notary Public in and for said County and State, the within named* Amanda Foreman and Pauline Smart

Amanda Foreman
Pauline Smart

*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 8255 Conway and, *this* 8 Eight *day of* November, *19* 67

WILLIAM J. BISHOP
Notary Public, Wayne County, Mich.
My Commission Expires May 11, 1971

William J. Bishop, *Notary Public.*

Commission Expires May 11—1971

WILLIAM J. BISHOP
Notary Public, Wayne County, Mich.
My Commission Expires May 11, 1971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

Notary Public

Commission Expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elma Hughes Wells, a notary public in and for said County and State, the within named, Laura Bryant, Edward Bennie, Clarenda Bivens Smith, Martha Britt, Howard Franklin, Mildred Jackson the bargainors, 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 18th day of December, 1967.

Elma Hughes Wells
Notary Public

My commisssion expires: 4-28-69

WARRANTY DEED

FROM

Amanda Foreman et al

TO

D. Charles E. McGruder et ux

04893

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 6 2 33 PM '68

NOTED: BOOK 118 PAGE 225
RECORDING FEE $ 6.00
DEP. REG. R

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 5.20
PROBATE .50
TOTAL $ 5.70

FEB 6 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.