Prepared by: Earl Thompson, 415 Nashville Trust Bldg., Nashville, Tennessee

BOOK 4270 PAGE 802

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett A. Unger, et ux		Map 42-7
(NAME)	(NAME) Same	Pcl. 59
716 Graycroft Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixteen Thousand Five Hundred ($16,500.00)

* *DOLLARS*

of which Twelve Thousand Eight Hundred Thirty-six and 63/100 ($12,836.63) has been paid in cash, and for the remaining Three Thousand Six Hundred Sixty-three and 37/100 ($3,663.37) the purchasers herein do assume and agree to pay the balance of a deed of trust to Old Hickory Employees Credit Union in said amount of $3,663.37 and all interest therein, which deed of trust is of record in Book 3798, page 497, Register's Office for Davidson County, Tennessee,

We, James M. Pratt and wife, Edna E. Pratt

have bargained and sold, and by these presents do transfer and convey unto the said Everett A. Unger and wife, Sarah Edna Unger and 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. 23 on the plan of Morning View Subdivision, Section 1, as of record in Book 2133, page 95, Register's Office for said County, described as follows:

Beginning on the easterly margin of Graycroft Avenue at the corner of lots Nos. 22 and 23; thence with the line between said two lots eastwardly 346.52 feet; thence north 0° 08' west 115.77 feet to the southerly margin of Nesbitt Lane; thence with same westwardly 326.91 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 33.14 feet to the easterly margin of Graycroft Avenue; thence with same southwardly 123.98 feet to the beginning.

Being the same property conveyed to James M. Pratt and wife, Anna Lou Pratt, by deed from Hiram W. Campbell and wife, of record in Book 2801, page 555, Register's Office for said County, and the said Anna Lou Pratt conveyed her interest in premises to James M. Pratt, of record in Book 3798, page 470, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Everett A. Unger
Affiant

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July, 1968

MY COMMISSION EXPIRES: [redacted]

[redacted]
Deputy Register

Title to said premises is conveyed subject to:

10-foot easement for public utilities along the easterly line of premises, 40-foot building setback line from Nesbitt Lane, 100-foot building setback line from Graycroft Avenue, anchor easement at the northwest corner of premises, and conditions of owners certificate as shown on plan of record in book 2133, page 95; easement of record in Book 2146, page 309; and restrictive covenants of record in Book 2276, page 290, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 Everett A. Unger and wife, Sarah ~~Edna~~ V. Unger and their *heirs and assigns, forever.*

And we *do covenant with the said* Everett A. Unger and wife, Sarah ~~Edna~~ V. Unger *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,* except as hereinbefore stated.

And we, James M. Pratt and wife, Edna E. Pratt *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Everett A. Unger, Sarah ~~Edna~~ V. Unger and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* September, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. Pratt

Edna E. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B. B. Wells, a Notary Public in and for said County and State, the within named James M. Pratt and wife, Edna E. Pratt

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 Old Hickory, Tennessee, this 20th day of September, 19 68.

B B Wells, Notary Public.

Commission Expires 2-1-70

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

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

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

JAMES M. PRATT, ET UX

TO

Walk
EVERETT A. UNGER, ET UX
1417 Stutson
Nash, Tenn.

A 13943

IDENTIF. REFERENCE

SEP 20 2 53 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

SEP 20 68	CONV	16,500.00				
SEP 20 68	S'TAX		A*	42.90		
SEP 20 68	PR'FEE		A*	.50		
SEP 20 68	W'DEED		A*	6.00	*	49.40