BOOK 4308 PAGE 552 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,430.27

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December 1968.

Notary Public

MY COMMISSION EXPIRES: May 1, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ingraham & Coleman, Attorneys at Law, by: James Patrick Nichol, 1720 Parkway Tower
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. Ingraham, Trustee (NAME)	A. M. Downing (NAME)	15W-3025
1720 Parkway Tower (STREET ADDRESS OR ROUTE NUMBER)	916 - 3rd Ave., So. (STREET ADDRESS)	Map 93-15
Nashville, Tenn., 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 275

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Talmadge A. Reed, President, and A. M. Downing, Secretary, of Reed-Downing, Incorporated

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Ingraham, trustee

HEREINAFTER CALLED THE GRANTEES ~~XXXXXXXXXX~~ AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being lot No. 38 and the North 12 feet of lot No. 39, on the Map of McGehee's Addition to Nashville, as of record in Minute Book "a", page 368, of the Chancery Court at Nashville.

Said lot No. 38 and said part of lot No. 39 adjoin and front together 52 feet on the easterly side of 3rd Avenue South and run back between parallel lines, along the northerly margin of McCann Street, formerly Hill's Alley, as now widened and located, to an alley in rear.

Being the same property conveyed to Reed, Downing Co. Inc., which is one and the same corporation and more correctly named Reed-Downing, Incorporated by deed from Alice N. Davis, a widow of record in Book 2025 page 413 Regiester's Office Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 916 (House Number) 3rd Avenue South (Street) (P. O. Address) Nashville, Tennessee (City or Town) (Postal Zip)

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 7th day of December, 1968

REED DOWNING, INCORPORATED

By Talmadge A. Reed - Pres By A. M. Downing Sec

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jane C. Cooper, a Notary Public within and for the State and County aforesaid, personally appeared Talmadge A. Reed and A. M Downing with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the president and secretary respectively of the Reed-Downing, Incorporated the within named bargainor, a corporation, and that (he) (they) as such president and secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Talmadge A. Reed as such president, and attesting the same by the said A. M. Downing as such secretary.

Witness my hand and official seal at office at Nashville on this the 7th day of December, 19 68.

My commission expires May 1, 1971

Jane C. Cooper
Notary Public

WARRANTY DEED

FROM
Reed-Downing, Incorporated

TO
Frank C. Ingraham, Trustee

A 29715

IDENTIF. REFERENCE

FEB 7 10 23 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-7[illegible]	CONV	20,430.27			
FEB-7[illegible] S'TAX			A*	53.04	
FEB-7[illegible] PR'FEE			A*	.50	
FEB-7[illegible]	W'DEED.		A*	3.00	* 56.54