BOOK 4369 PAGE 688 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Richard D. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 1969

Notary Public

MY COMMISSION EXPIRES: July 31, 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard D. Taylor, Atty., Court Square Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Kohl, III & Michael E. Nourse (NAME)	John B. Kohl, III (NAME)	Map 92-13
3705 Charlotte Ave. (STREET ADDRESS OR ROUTE NUMBER)	106 Mockingbird Road (STREET ADDRESS)	Par. 38
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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~~ I, Mrs. Nettie V. Pratt, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Kohl, III & Michael E. Nourse

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

BEING the East 37 feet of Lot No. 2 and the West 13 feet of Lot No. 1 of Block 3 on the Map of the Subdivision of the Plummer Place, and part of Blocks 3, 8, 13, 18 & 23 in Charlotte Park Company's Second Addition to Nashville, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee. See Plan of Charlotte Park Company's Second Addition in Book 57, pages 160 & 161 in said Office.

Said 37 Feet of Lot No. 2 and 13 feet of Lot No. 1 join and front together 50 feet on the South side of Charlotte Avenue, and extend back between parallel lines 150 feet to an alley, and being the same property conveyed to J. T. Winters, Trustee, by deed recorded in Book No. 560, page 376, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to G. H. Pratt and wife Nettie V. Pratt by deed from J. T. Winters, Trustee of record in Book 663, page 251, Register's Office for Davidson County, Tennessee. The said G. H. Pratt has since died.

This is unimproved ( ) improved (X) property, known as 3705 Charlotte Avenue
(House Number) (Street) (P. O. Address) (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 my hand this 3rd day of October, 19 69

Mrs. Nettie V. Pratt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Florence A Burgess, a Notary Public in and for said County and State, the within named [illegible]

the bargainor, with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this 2nd day of October 1969

Commission expires July 31, 1973

Florence A Burgess
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

A 56234

IDENTIF. REFERENCE

OCT 3 2 01 PH '69

FELIX E. DAKNIS REGISTER
DAVIDSON COUNTY, TENN.

OCT-3	CONV	13,000.00				
OCT-3	S TAX		A*	33.80		
OCT-3	PR'FEE		A*	.50		
OCT-3	W'DEED		A*	3.00	*	37.30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.