This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4370 PAGE 295

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Essie B. Prather (NAME)	Same. (NAME)	Map 118-5 Par. 40
1009 Clayton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of.....

----Eighteen Thousand and no/100 ($18,000.00)----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Maude M. Cozart has

OCT-7 69	CONV	18,000.00			
OCT-7 69 S'TAX			A*	46.80	
OCT-7 69 PR'FEE			A*	.50	
OCT-7 69	W'DEED		A*	4.50	* 51.80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
OCT 7 10 43 AM '69
IDENTIF. REFERENCE
45648 4

.....*have bargained and sold, and by these presents do/transfer and convey unto* es

the said Essie B. Prather, her

.....*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 west 80 feet of Lot No. 16 and the east 13 feet of Lot No. 17 on the Map of the Subdivision of the south part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for said County.

Said lots adjoin and front together 93 feet on the southerly side of Clayton Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Maude M. Cozart, by deed from Lamb B. Myhr and wife, of record in Book 1512, page 388, said Register's Office.

This conveyance of said property is made expressly subject to the payment of taxes for the year 1969, which have been prorated and assumed, and further subject to an easement granted the City of Nashville by American Trust Company, Trustee, of record in Book 716, page 760, being a four foot easement across the property for a sewer.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 7th day of October 1969

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

unimproved ( )
This is improved (x) property, known as 1009 Clayton Avenue, Nashville, Tennessee
(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 Grantee, her *heirs and assigns, forever.*

And Grantor *do/*es *covenant with the said* Grantee *that* she is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as herein-above set forth.

And Grantor does *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* October, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maude M. Cozart

Maude M. Cozart

BOOK 4370 PAGE 297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, *a Notary Public in and for said County and State, the within named* Maude M. Cozart,

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 Nashville, *Tennessee, this* 6th *day of* October, *19*69

Henry A Gillespie *Notary Public.*

Commission Expires April 30, 1973

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.....