BOOK 4389 PAGE 536 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1969

Notary Public

MY COMMISSION EXPIRES: 1-24-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Road, Nashville, Tenn. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Pratt, et ux (NAME)	James Thomas Pratt, et ux (NAME)	Map 114
6201 South West 15th Court (STREET ADDRESS OR ROUTE NUMBER)	6201 South West 15th Court (STREET ADDRESS)	P/O Par. 81
Pompano Beach, Florida (CITY) (STATE) 33306 (P. O. ZIP)	Pompano Beach, Florida 33306 (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, P. V. Stephens, Sr. and wife, Yeno Gray Stephens

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Thomas Pratt and wife, Ida Danner Pratt

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:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on southeast side of W.S. #70 north highway. Being a portion of the P. V. Stephens, Sr. lands, of record in will book 52, page 395, Davidson County Court House. Surveyed in April 1963, by S. H. Hutchison.
NOTE: The westerly lines are according to a plat of E. L. Kendrick.

Said property more fully described as follows:

Beginning at a point in the center of U.S. Highway North 70, on the northwesterly corner of E. L. Kendrick's property, 50 feet to a concrete marker in line on margin of said highway, to a point south 20 feet east to a stake, formerly a chestnut sour, wood pointer, then, 198 feet south 2° west, to a point (a chestnut oak) and then south 82° east, 338 feet to a tan oak tree, and then, north 3° east, 198 feet to a small stake, tan oak pointer, then north 44° east 198 feet to the cross on a large rock, then, north 12° 30' west, 107 feet to a small hickory pointer, and then, north 45° west, 172 feet to a large tan oak, and then, north 21° west, 152 feet to a point in the center of U.S. Highway North 70 (poplar in line) and then, south 53° west, 100 feet, then south 49° west, 100 feet, and then, south 43° west 240 feet more or less. Said property measures 5.20 acres, more or less.

unimproved (X)
This is improved ( ) property, known as Route 2, Davidson County, Nashville, Tenn. 37209
(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 our hands this 31st day of December, 1969

P. V. Stephens, Sr.

Yeno Gray Stephens

STATE OF TENNESSEE
Davidson County

BOOK 4389 PAGE 537

Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named P. V. Stephens, Sr. and wife, Yeno Gray Stephens

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 Nashville, Tennessee, this 31st day of December 19 69

Commission expires 1-24-70

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

P. V. Stephens, Sr., and wife, Yeno Gray Stephens

TO

James Thomas Pratt and wife, Ida Danner Pratt

A 64978

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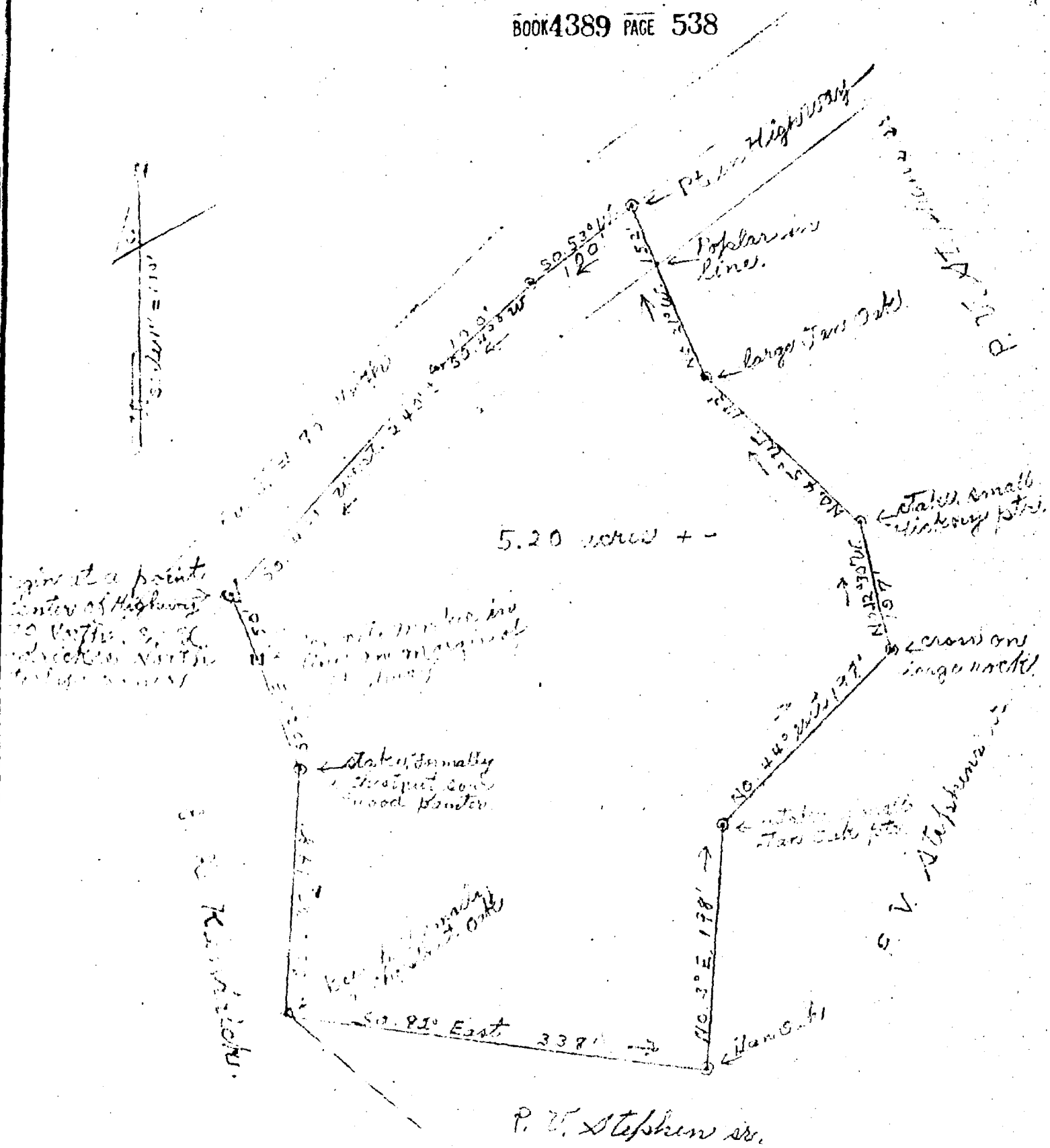
IDENTIF. REFERENCE

JAN 2 8 18 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-2 70	CONV	*	500.00			
JAN-2 70	S'TAX			B*	1.30	
JAN-2 70	PR'FEE			B*	.50	
JAN-2 70	W'DEED			B*	4.50	* 6.30



Note- The Boundary lines are according to a plat of S. L. Kendrick

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.