This deed prepared by Wm. F. Carpenter, 600 American Trust Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4399 PAGE 434

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian C. Pratt (NAME)	Same (NAME)	Map 82-12
914 Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 316
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- *DOLLARS*

cash in hand paid, love and affection, division of property between the parties, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and in order to create a fee simple title in the name of my wife, Lillian C. Pratt,

FEB 24 MISC B* 6.00 * 6.00

I, H. L. Pratt

have bargained and sold, and by these presents do transfer and convey unto the said Lillian C. Pratt, all my right, title and interest in and to said property described herein, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of R.W. Brown's Addition to Edgefield, now East Nashville, as of record in book 21, page 69, Register's Office for said County.
Said Lot No. 3 fronts 50 feet on the southerly side of Main Street and runs back between parallel lines 170 feet to an alley.
Including but excluding therefrom the following described property as set out in the decree in the cause of The Nashville Housing Authority vs. J. R. Conyer, Jr., Rule No. 79657, Third Circuit Court:
Beginning at a point, said point being on the southerly margin of Main Street and being the northwest corner of said property; thence with the southerly margin of Main Street in an easterly direction, a distance of 50 feet, more or less, to a point; thence along a line in a southerly direction, a distance of 10 feet, more or less, to a point; thence along a line in a westerly direction, said line being 10 feet south of and parallel to the southerly margin of Main Street, a distance of 50 feet, more or less, to a point; thence along a line in a northerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less.
And also, a temporary construction easement which is more fully described as follows: Beginning at a point, said point being located 10 feet below the southerly margin of Main Street on the westerly property line of Parcel No. 33-11-9; thence along a line in a southerly direction a distance of 25 feet, more or less, to a point; thence along an arch in a northeasterly direction a distance of 30 feet, more or less, to a point; said point being

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Affiant

Subscribed and sworn to before me, this the _____ day of February 19 70

Notary Public

My commission expires: _____ (Affix Seal)

located 10 feet south of the southerly margin of Main Street and 30 feet more or less, west of the westerly property line of said parcel; thence along an arch in a southeasterly direction a distance of 20 feet, more or less, to a point; said point being located 20 feet south of the southerly margin of Main Street on the easterly property line of said parcel; thence along a line in a northerly direction a distance of 10 feet, more or less, to a point; thence along a line in a westerly direction a distance of 50 feet, more or less, to the point of beginning, and containing 275 square feet, more or less.
Being the same property conveyed to H. L. Pratt and wife, Lillian C. Pratt, by deed from James Roy Conyer, Jr. and wife, Glennara C. Conyer, of record in Book 4110, page 27, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 4 and part of Lot No. 5 on the Plan of R.W. Brown's Addition to Edgefield, now East Nashville, as of record in Book 21, page 69, Register's Office for said County, described according to a survey made by Norris H. Hickerson, Surveyor, August 29, 1952, as follows:
Beginning on the southerly margin of Main Street at the corner of lots Nos. 3 and 4; thence with the line between said two lost south 31 deg. east 170 feet to the northerly margin of an alley; thence with said alley north 59 deg. east 50 feet; thence north 31 deg. west 33 feet; thence north 44 deg. 15' east 42.9 feet; thence north 48 deg. west 98.5 feet to the southerly margin of Main Street; thence with said Street, south 59 deg. west 52.8 feet to the beginning.
Being the same real property conveyed to H. L. Pratt and wife, Lillian C. Pratt, by deed from James Roy Conyer, Jr. and wife, Glennara C. Conyer, of record in Book 104, page 458, said Register's Office.

unimproved ( )
This is improved (X) property, known as 914 Main Street, Nashville, Tenn. 916 Main Street, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

all of my right, title and interest in

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lillian C. Pratt, her *heirs and assigns, forever.*

And I *do covenant with the said* Lillian C. Pratt *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, H. L. Pratt *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lillian C. Pratt her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20th *day of* February, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. L. Pratt
H.L. PRATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James R Dozier, a Notary Public in and for said County and State, the within named H. L. Pratt

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

Witness my hand and official seal at Nashville, Tennessee, this 20 day of February, 19 70.

James R Dozier, Notary Public.

Commission Expires May 5, 1971.

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

H. L. Pratt

TO

Lillian C. Pratt

A 69327

IDENTIF. REFERENCE

FEB 24 10 43 AM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE