WARRANTY DEED

BOOK 4493 PAGE 304

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. L. Pratt (NAME)	Same (NAME)	Map 13-1
1200 Richmond Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 95
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- *Dollars,*

And the full assumption of an indebtedness described in Deed of Trust of record in Book 2943, page 455 Register's Office, Davidson County, Tennessee.

We, Harry H. Bruce and wife, Thelma M. Bruce

have this day bargained and sold, and do hereby transfer and convey unto the said H. L. Pratt, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 2 fronts 70 feet on the north side of Fremont Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Harry H. Bruce, et ux, by deed from Claude B. Armstrong and wife, Mary H. Armstrong of record in Book , page , said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ TAX PAID ON INSTRUMENT # B0591

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

Affiant RECORDED FEB. 25, 1971

My commission expires: _____ (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 2115 Fremont Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said H.L. PRATT *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* H. L. Pratt, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 14TH day of APRIL, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harry H Bruce

Thelma M. Bruce

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Clark Bowen *a Notary Public in and for said County and State,* Harry H. Bruce and Thelma M. Bruce

the within named 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* 14 *day of* April *, 19* 71

MY COMMISSION EXPIRES FEBRUARY 4, 1975

Clark Bowen *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.....

APR 14 71 MISC A* 3.00 * 3.00

WARRANTY DEED

FROM

HARRY H. BRUCE, et ux

TO

H. L. PRATT

B 1 0 9 1 3

IDENTIF. REFERENCE

APR 14 10 23 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

This instrument prepared by:
C. ALLEN HIGH

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE