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THIS INSTRUMENT WAS PREPARED BY
BEARTH & COCKRUM
NASHVILLE, TENNESSEE
BY Cecil Crawford, Jr.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank E. Stratton, Jr Et Ux	Same	147 97-4
(NAME:)	(NAME:)	Par. 34
2831 Windemere Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37214		Pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Six Thousand Two Hundred Fifty ($6,250.00) *DOLLARS*

Cash in hand paid by Frank E. Stratton, Jr. and wife Bettie S. Stratton, receipt of which is hereby acknowledged, T & R, Inc., a Tennessee Corporation,

JUN24F CONV *6,250.00
JUN24F S'TAX A* 16.12
JUN24F PR'FEE A* .50
JUN24F W'DEED A* 6.00 * 22.62

has *have bargained and sold, and by these presents do transfer and convey unto* the said Frank E. Stratton and wife Bettie S. Stratton, their *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 Lot No. 76 on the plan of Lake Park Section I, Book 4175, pages 134 and 135 Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point on the Easterly margin of Port Anadarko Trail said point being the common point between Lot No. 75 and Lot No. 76; thence following the common boundary between Lot No. 75 and Lot No. 76 east 211.66 feet to a point; thence N 3° - 24'W 83.60 feet to a point; thence following the common boundary between Lot No. 77 and Lot No. 76 West 215.16 feet to a point said point being on the westerly margin of Port Anadarko Trail; thence following the curve of Port Anadarko Trail south 130.0 feet to the point of beginning.

Being part of the property conveyed to T & R, Inc., by deed from Shirely Haskell Griggs and wife, Ruth Griggs, of record in Book 3791, page 530, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $6,250.00

Subscribed and sworn to before me, this the 26 day of April 19 71

Mary McCord
Affiant

My commission expires: 5/23/73
(Affix Seal)

Notary Public

This is ~~improved~~ unimproved (X) property, known as Lot No. 76, Lake Park Subdivision, Section I, 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 Frank E. Stratton and wife Bettie Stratton *their heirs and assigns, forever.*

And T & R, Inc ~~do~~ does *covenant with the said* Frank E. Stratton and wife Bettie Stratton *that* T & R, Inc. is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1971 which have been prorated and assumed by Frank E. Stratton and wife Bettie Stratton, a minimum building set-back line of 50' from Port Anadarko Trail; a 10 foot easement for public utilities and drainage, a 5 foot sewer easement; and restrictions of owners certificate as recorded in Book 4175, pages 134 and 135, Register's Office, Davidson County, Tenn.

And T & R, Inc. *do further covenant and bind* its successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to the said land to the said* Frank E. Stratton and wife Bettie Stratton, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 26 *day of* April, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

T & R, INC.

PRESIDENT

SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Earl Hodges *, a Notary Public of the State and County aforesaid, personally appeared* R. Hodges & Brooks Taylor *, with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* President & Secretary *of the* Hodges Inc *, the within named bargainor, a corporation, and that* he *as such* Officers *, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* himself *as* President & Secretary

Witness my hand and seal, at office in Davidson Co. *this* 26 *day of* April *, 19* 71.

Earl Hodges
Notary Public

Commission Expires 5/23/73.

NOTARY PUBLIC DAVIDSON COUNTY TENN.

L-551,003-4

WARRANTY DEED

FROM

T & R, Inc.

TO

Frank E. Stratton, Et Ux

File...HOME FEDERAL SAVINGS & LOAN ASSOCIATION

B 2 0 3 5 5

IDENTIF. REFERENCE

JUN 24 2 37 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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