WARRANTY DEED

BOOK 4518 PAGE 117

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Claridge Gray (NAME)	Margaret Claridge Gray (NAME)	Map 105-3
3900 Crestridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	3900 Crestridge Dr. (STREET ADDRESS)	Par. 78
Nashville, Tenn 37204 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37204 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ..... ONE ..... *Dollars,*

and other good and valuable considerations, receipt of which is hereby acknowledged, we,

George W Claridge and wife Essie B Claridge

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Claridge Gray, her ..... (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being part of lot No. 20 in John Nelson's addition to Nashville, described as follows:
Beginning at a point 35 feet North of the Northwest corner of Chestnut Street, formerly Franklin Street and Second Ave South, on the Westerly margin of Second Avenue South; running thence northerly with Second Avenue South 35 feet to a point; thence westerly 131 feet, more or less, to an alley; thence southerly with the easterly line of said alley 35 feet; thence easterly 131 feet, more or less to the point of beginning.

Being the same property conveyed to George W. Claridge and wife Essie B Claridge by W C Manley and wife, Marie Manley and of record in book 1534, page 52, Register's office, Davidson County, Nashville, Tennessee.

Prepared by Geo. Claridge
3437 Pleasant Valley Rd,
Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5000.00

Subscribed and sworn to before me, this the 5th day of July 1971

Affiant

My commission expires: (Affix Seal)

Notary Public Eileen Beehan Deputy Register

This is improved (x) unimproved property, known as 1123 (House Number) Second Avenue, (Street) South Nashville, (P. O. Address) Tenn 37210 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee her ..... (successors), *heirs and assigns forever. And we do 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.*

And we do *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 31st *day of* October, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x George W Claridge

x Essie B Claridge

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID A. CULLUM *, a Notary Public in and for said County and State,* GEORGE W CLARIDGE AND WIFE ESSIE B CLARIDGE *the within named bargainor....., 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* 2nd *day of* July *, 1971.*

My Commission Expires NOV. 19, 1972

Commission expires..... *Notary Public*

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

George W Claridge and wife
Essie B ClaridgeTO

Margaret Claridge Gray

B 22063

IDENTIF. REFERENCE

JUL 8 2 37 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-8??	CONV	*5,000.00			
JUL-8??	S'TAX		A*	13.00	
JUL-8??	P'FEE		A*	.50	
JUL-8??	D'DEED		A*	4.00	* 17.50

Compliments of

Guaranty Title

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