# WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

BOOK 4518 PAGE 682

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Phillip Hayes Arnold (NAME:) | Same (NAME) | Map 104-2 |
| 206 Acklen Park Drive (STREET ADDRESS OR ROUTE NUMBER) | Same (STREET ADDRESS) | Parcel 74 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Same (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Sixteen Thousand ($16,000.00)----------

---------- *Dollars,*

cash paid by Phillip Hayes Arnold and wife, Mary Davis Arnold, to Catherine E. Pratt Bargatze, the receipt of which is hereby acknowledged,

I, Catherine Elizabeth Pratt Bargatze,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Phillip Hayes Arnold and wife, Mary Davis Arnold, their

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

Being the easterly part of Lot No. 115 on the Revised Map of West End Park, as of record in Book 421, pages 82 and 83, Register's Office for said County.

Said part of Lot No. 115 fronts 63.2 feet on the northerly side of Acklen Park Drive, formerly Grand Avenue or 33rd Avenue, North, and runs back between lines, 141.1 feet on the easterly line and 158.5 feet more or less on the westerly line to the southerly side of an alley on which it measures 60 feet.

Being the same property conveyed to JOHN AUGUSTUS PRATT AND WIFE, CATHERINE ELIZABETH PRATT(now Bargatze) by deed of record in Book 2926, page 67, said Register's Office, the said John Augustus Pratt having since died.

Taxes for the year 1971 have been prorated by the parties hereto as of the date of this deed and the taxes will actually be paid by the purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $16,000.00----

Subscribed and sworn to before me, this the 28th day of October 1971

Affiant Phillip Hayes Arnold

My commission expires: 2-1-75 (Affix Seal)

Notary Public L. B. Clemmons

This is unimproved ( ) improved (X) property, known as 206 (House Number) Acklen Park Drive (Street) Nashville (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* Phillip Hayes Arnold and wife, Mary Davis Arnold, their

*(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip Hayes Arnold and wife, Mary Davis Arnold, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 28th *day of* October, 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.*

Catherine E. Pratt Bargatze

Catherine E. Pratt Bargatze

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* H. B. Duncan *a Notary Public in and for said County and State,* Catherine E. Pratt Bargatze

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

*Witness my hand and official seal at* Nashville, Davidson County, Tennessee *this* 18TH *day of* October, *19* 71.

H. B. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

H B Duncan *Notary Public*

*Commission expires* 2-1-75

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* .....

OCT28 CONV 16,000.00
OCT28 S'TAX A* 41.60
OCT28 PR'FEE A* .50
OCT28 W'DEED A* 4.00 * 46.10

**WARRANTY DEED**

FROM

Catherine E. Pratt Bargatze

TO

Phillip Hayes Arnold et ux

B 3 5 8 3 2

IDENTIF. REFERENCE

OCT 28 12 59 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of

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