This instrument prepared by Thomas M. Black, Attorney,
Mail> 4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED BOOK 4611 PAGE 721 MADISON TITLE COMPANY

For and in consideration of the sum of ---------- TEN AND No/100 ----------
----------($10.00)---------- DOLLARS ($ 10.00),
cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

JUN 19	CONV	75,000.00		
JUN 19	S TAX		A* 195.00	
JUN 19	PB FEE		A* .00	
JUN 19	W DEED		A* 6.00	* 201.00

CLARENCE D. WITT and wife, EVA P. WITT, and JAMES H. WITT and wife, RUTH S. WITT,

hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto HAROLD D. GREGORY and JOSEPH KOTT, as tenants in common,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Two tracts or parcels of land in said County and State, as follows:
TRACT NO. 1: Being the northerly 215 feet of lot No. 22 on the Map of Alta Loma Subdivision and a part of a 30-foot reserved strip lying in the rear of the same, as shown on plan of record in book 421, page 44, Register's Office for said County.
Said part of said lot and part of reserved strip fronts 215 feet on the westerly side of Crestview Avenue and runs back between lines, as measured from the center line of Crestview Avenue, 593 feet on the northerly line and 597-2/3 feet, more or less, on the southerly line, to the easterly line of the railroad right-of-way, measuring 215 feet thereon.
Being the same real property conveyed to James H. Witt and wife, Ruth S. Witt, and Clarence D. Witt and wife, Jane P. Witt, (the said Jane P. Witt and Eva P. Witt being one and the same person) by deed from Chester Elwood Huffine and wife, Elma Huffine, of record in Book 4269, Page 732, Register's Office for said County.
TRACT NO. 2: Being the southerly 85 feet of lot No. 22 and part of a reserved strip lying south and west of lot No. 22, as shown on the plan of Alta Loma Subdivision, as of record in book 421, page 44, Register's Office for said County.

(Continued on Attached Sheet)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantors covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as appears of record.
The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 16th day of June, 1972

Clarence D. Witt — James H. Witt
Eva P. Witt — Ruth S. Witt

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named JAMES H. WITT, RUTH S. WITT, CLARENCE D. WITT and EVA P. WITT,

the 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, the 16th day of June, 19 72

Thomas M Black
Notary Public

My commission expires: 11-12-75

(Description continued)

Said part of said reserved strip and said lot front 115 feet on the westerly side of Crestview Avenue and run back between lines, as measured from the center line of said Avenue, 597-2/3 feet, more or less, on the northerly line and 600 feet on the southerly line to the easterly line of the railroad right-of-way, measuring 115 feet thereon.
Being the same property conveyed to James H. Witt and wife, Ruth S. Witt, and Clarence D. Witt and wife, Jane P. Witt (the said Jane P. Witt and Eva P. Witt being one and the same person), by deed from Chester Elwood Huffine and wife, Elma Huffine, of record in Book 4269, Page 732, Register's Office for said County.

This conveyance is made subject to agreement of record in book 2294, page 321, and agreement of record in book 2294, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to an easement for right-of-way of Crestview Avenue lying within boundaries of premises and a sewer across rear of property.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration or value of the property transferred, whichever is greater, is $75,000.00.

C S Witt
Affiant

Sworn to and subscribed before me,
This the 16th day of ~~May~~ June, 1972.

Notary Public
My Commission Expires: 11-12-75

SEND TAX BILLS TO:

Harold D. Gregory and Joseph Kott
1600 Hayes Street
Nashville, Tennessee 37203

MAP-PARCEL NUMBERS:

34-5
74-75
AW

Address of new owners' same as above

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____,

the bargainor(s), 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, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires: _____

WARRANTY DEED

From
CLARENCE D. WITT ET UX
JAMES H. WITT ET UX

To
HAROLD D. GREGORY and
JOSEPH KOTT

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

B 6 4 0 9 6

BOOK 4611 PAGE 725

IDENTIF. REFERENCE

JUN 19 2 27 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.