WARRANTY DEED

BOOK 4616 PAGE 714

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. C. Pratt	Fidelity Federal S. & L. Assn.	
(NAME)	(NAME)	34-9
400 South First Street	4th & Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	76
Nashville, Tennessee 37213	Nashville, Tennessee	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, paid by H. C. Pratt, receipt of all of which is hereby acknowledged, and his assuming and agreeing to pay the ~~Dollars~~ the remaining indebtedness secured by deed of trust from James R. Ladd and wife, E. Jane Ladd, to Vaden Lackey, Jr., trustee, of record in Book 4024, page 902, Register's Office for Davidson County, Tennessee,

We, James R. Ladd and wife, E. Jane Ladd, have this day bargained and sold and do hereby transfer and convey unto the said H. C. Pratt, his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northeast corner of Lot No. 1 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, described according to an undated survey prepared by Southern Land Surveying Company, as follows: Beginning at a point in the center of the Old Gallatin Pike, being the common corner, of Lots Nos. 1 and 2 in said subdivision; thence along the common line between said two lots westerly 232 feet to a point; thence southerly 200 feet to a point; thence easterly 232 feet to a point in the center of Old Gallatin Pike; thence along said center line northerly 200 feet to the point of beginning. Being part of the property conveyed to James R. Ladd and wife, E. Jane Ladd, by deed from Horace C. Pratt and wife, Virginia E. Pratt, of record in Book 2857, page 454, Register's Office for said County.

1972 property taxes have been prorated and are assumed by grantee. This conveyance is subject to easement for right-of-way of the Gallatin Pike lying within the boundaries of the premises.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 6th day of July 1972

Affiant Horace C. Pratt

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ensley

This is improved ( ) unimproved (X) property, known as ..... (House Number) Gallatin Road (Street), Nashville (P. O. Address), Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said H. C. Pratt, his *(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,* except as herein stated

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

Witness our *hand* S *this* 6th *day of* July, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. Jane Ladd
E. Jane Ladd

James R. Ladd
James R. Ladd

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, James R. Ladd and wife, E. Jane Ladd

the within named 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 Nashville, Tennessee, this 6th day of July, 19 72.

Mary Ensey, Notary Public

Commission expires 4/25/76

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...

Chicago Title 216090

WARRANTY DEED

FROM

James R. Ladd and wife

E. Jane TO Ladd

H. C. Pratt

B 6641 1

IDENTIF. REFERENCE

JUL 7 10 13 AM '72

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This Instrument was Prepared by LOWE WATKINS, Attorney
14th Floor American Trust Building, Nashville, Tenn. 37201

Compliments of

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

JUL-7 72	CONV	60,000.00			
JUL-7 72	S'TAX		A*	156.00	
JUL-7 72	PR'FEE		A*	.50	
JUL-7 72	W'DEED		A*	4.00	* 160.50