BOOK 4617 PAGE 31

WARRANTY DEED

Prepared and approved by
Grissim and Short
by J. M. G.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD W. PRATT ET UX	SAME	Map 71-15
(NAME:)	(NAME:)	
4131 Celina Drive		Par. 472
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn		20W26585
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- *DOLLARS*

CASH AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

LULA E. PRATT

.....*have bargained and sold, and by these presents do transfer and convey unto the said* DONALD W. PRATT AND WIFE, JUDITH ANN PRATT

.....THEIR.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO 1: LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT No. 23 ON THE MAP OF RICHARDSON'S ADDITION, AS OF RECORD IN BOOK 161, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT No. 23 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH 4TH. STREET AND RUNS BACK BETWEEN LINES, 156.4 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 156.6 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO S. M. PRATT AND WIFE, LULA E. PRATT BY DEED FROM ROBERT P. IRVINE AND WIFE, VERLE N. IRVINE OF RECORD IN BOOK 2335, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID S. M. PRATT HAVING SINCE DIED.

TRACT NO 2: BEING PARTS OF LOTS NOS. 34, 35, AND 36 ON THE MAP OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF LISCHEY AVENUE OR NORTH 4TH STREET, COMMON CORNERS OF LOTS 36 AND 37 ON SAID PLAN; THENCE SOUTH 81 DEG. 49' EAST 164.95 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF A 16 FOOT ALLEY; THENCE WITH THE MARGIN OF SAME, SOUTH 9 DEG. 25' WEST 28.40 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF MILE END AVENUE AS RELOCATED AND WIDENED, AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 269.61 FEET; THENCE WITH SAID CURVE SOUTHWESTWARDLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15000

Subscribed and sworn to before me, this the 27 day of AUGUST 19 71

Affiant

My commission expires: 2-18-75 (Affix Seal)

Notary Public

MAP 71-15

150.53 FEET TO AN IRON PIN; THENCE NORTH 82 DEG. 50' WEST 5.62 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.50 FEET; THENCE AROUND SAID CURVE NORTHWESTWARDLY 28.18 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF SAID LISCHEY AVENUE OR NORTH 4TH STREET; THENCE WITH THE MARGIN OF SAME, NORTH 9 DEG. 25' EAST 54.09 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MRS. LULA E. PRATT BY DEED FROM THE NASHVILLE HOUSING AUTHORITY OF RECORD IN BOOK 4240, PAGE 80 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

B66561

IDENTIF. REFERENCE

JUL 7 3 55 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-7[illegible]	CONV	15,000.00			
JUL-7[illegible]	S'TAX		A*	39.00	
JUL-7[illegible]	PR'FEE		A*	.50	
JUL-7[illegible]	W'DEED		A*	6.00	* 45.50

~~unimproved~~ ( )
This is improved ( ) property, known as 1229 (House Number) Tinsley Ave (Street) P. O. Address: Nash Tenn (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 DONALD W. PRATT AND WIFE, JUDITH ANN PRATT THEIR *heirs and assigns, forever.*

And I *do covenant with the said* DONALD W. PRATT AND WIFE, JUDITH ANN PRATT *that* I AM *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* EXCEPT FOR 1971 TAXES WHICH GRANTEES ASSUME.

And I, LULA E. PRATT *do further covenant and bind* MYSELF, MY *heirs and representatives, to warrant and forever defend the title to the said land to the said* DONALD W. PRATT AND WIFE, JUDITH ANN PRATT, THEIR *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness MY *hand this* 27 *day of* AUGUST, *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.*

Lula E. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named LUEA E. PRATT

the 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, Tennessee, this 27 day of AUGUST, 19 71.

Virginia Phillips, Notary Public.

Commission Expires 8-18-75

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, ..., 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 .....