(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.) James A. Lesemann

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Horace C. Pratt et al. | (same) | 11D 38160 |
| (NAME) 1234 So. Dickerson Rd. | (NAME) BOOK 4659 PAGE 730 | |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ---------- ( $10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, W. C. ALLEN AND DONALD GUINN, hereinafter called the grantors,

*have this day bargained and sold, and do hereby transfer and convey unto* HORACE C. PRATT, ROBERT H. SOWELL AND JOE F. BROWN, herein called the grantees, their *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, more particularly described as follows:
A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Eppy Cunningham Lands, as of record in Book 58, page 56, and on Tennessee Hwy. U.S. 41, described according to a survey by J. R. Scott, Surveyor, June 13, 1955, as to Tract No. 1, as follows:

Beginning at a post in the south right-of-way line of the Dickerson Pike or Tennessee Highway U.S. 41, said beginning being 737.4 feet from the center of the Campbell Road; thence with said Pike, north 58° east 111.5 feet to the center of a 30 foot drive, 15 feet of which belongs to Tract No. 3; thence south 20 1/2° east 207 feet to a stake; thence south 70° west 183.5 feet to a stake corner to Tract No. 3, sold to J. S. Pittard; thence north 3° east 200 feet to the beginning, containing .65 acres, more or less.

Being the same property conveyed to W. C. Allen and Donald Guinn by deed from J. C. Garrett, Trustee, of record in Book 4025, page 417, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 28th day of Nov 1972

Affiant Joe F Brown

My commission expires 9-20-75 (Affix Seal)

Notary Public Richard L. Jones

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) 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* grantees, their *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *heirs and assigns, against the lawful claims of all persons.*

GJB, WCA

*Witness* our hands this 28th day of ~~October~~ Nov., 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ W. C. Allen (W. C. Allen)

/s/ Donald Guinn (Donald Guinn)

BOOK 4659 PAGE 731

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* W. C. Allen and Donald Guinn

*the within named 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* Madison, Tennessee
*this* 28th *day of* ~~October~~ Nov., *19* 72

W.C.A.

Richard L. Jones
Notary Public

*Commission expires* 9-20-75

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* .....

| | | | | | |
|---|---|---|---|---|---|
| DEC-1 72 | CONV | 29,000.00 | | | |
| DEC-1 72 | S TAX | | A* | 75.40 | |
| DEC-1 72 | PR FEE | | A* | .50 | |
| DEC-1 72 | W DEED | | A* | 4.00 | * 79.90 |

**WARRANTY DEED**

FROM

W. C. ALLEN AND DONALD GUINN

TO

HORACE C. PRATT, ROBERT H. SOWELL, AND JOE F. BROWN

RETURN TO:
Third National Bank in Nashville
P. O. Box 76
Nashville, Tennessee 37202

886082

IDENTIF. REFERENCE

DEC 1 9 35 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS