This instrument prepared by
Ernest C. Matthews, III, Attorney,
1133 Stahlman Bldg., Nashville, Tennessee 37201

BOOK 4670 PAGE 319

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Margaret C. Gray (NAME)	SAME (NAME)	105-3
3900 Crestridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	311
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

FOR AND IN CONSIDERATION of ~~the sum of~~ the love and affection I have for my daughter, Margaret C. Gray, ~~XXXXX~~

I, Essie B. Claridge, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret Claridge Gray

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

Being the northerly parts of lots nos. 98,99 and 100 and all of lots nos. 101 and 103 on Plan of Trimble's Addition to Nashville as of record in book 19, page 220, Register's Office for said County, described together as follows:
Beginning at southeasterly corner of First Avenue, formerly Maple St. and Chestnut, formerly Franklin St.; thence northeasterly with the southerly margin of Chestnut St. 64 feet to the southerly margin of Trimble St; thence eastwardly with southerly margin Trimble St. 230 feet to the corner of lots nos 103 and 105; thence with line between said two lots southwardly 160 feet to the northerly margin of an alley; thence with said alley westwardly 100 feet to the southeast corner of property conveyed to S.W. Rucker by deed from R.A. Coleman and wife, record in book 439, page 57, said Register's Office; thence with Rucker's easterly line northwardly 50 feet to northwest corner of said Rucker property; thence with Rucker's northerly line westwardly 130 feet, more or less, to the easterly margin of First Ave. South; thence with said Avenue northwardly 97 feet 10 inches, more or less to the beginning.
Being the same property conveyed by Joseph Unger and wife, Sadie Unger to George W. Claridge and wife, Essie B. Claridge, of record in Book 1126, page 316, Register's Office, Davidson County, Nashville, Tennessee, the said George W. Claridge having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 5th day of January 19 73

Affiant

My commission expires: (Affix Seal) Notary Public

This is (unimproved ( ) improved (XX) property, known as 1202 1st Avenue South, Nashville, Tennessee (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 Margaret Claridge Gray,

her ~~XXXXXX~~

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, except taxes for the current year which have been assumed by grantee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Margaret Claridge Gray,

her ~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4 day of Jan 19 73 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Essie B. Claridge, a widow

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John M. Oden, a Notary Public in and for said County and State, Essie B. Claridge, a widow

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, Tennessee, this 4 day of Jan, 19 73

Commission expires 6-14-75

John M. Oden
Notary Public

NOTARY PUBLIC DAVIDSON

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.....

JAN-5[illegible]	CONV	*8,500.00				
JAN-5[illegible]	STAX		A*	22.10		
JAN-5[illegible]	PRFEE		A*	.50		
JAN-5[illegible]	WDEED		A*	4.00	*	26.60

WARRANTY DEED

FROM
ESSIE B. CLAFIDGE, a widow
TO
MARGARET CLARIDGE GRAY

B 90273

T
IDENTIF. REFERENCE

JAN 5 3 32 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE