BOOK 4702 PAGE 853

WARRANTY DEED

This instrument prepared in office of Geo. I. Waddey & Son, Inc. 204 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. Kirby C. Pruett (NAME)	Fidelity Federal Savings & Loan (NAME)	
708 Bowling Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. No. (STREET ADDRESS)	117-1
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37219 (CITY) (ZONE) (STATE)	113 pt

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ..... Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Anne Steagall Ambrose and Jane Steagall Rowland, Devisees under will of Laura H. Steagall

have this day bargained and sold, and do hereby transfer and convey unto the said KIRBY C. PRUETT AND WIFE, MARY D. PRUETT, their ..... (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the South 100 feet of Lot No. 4 on the Map of Forest Park Land Improvement Company's Subdivision of record in Book 161, Page 144, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 100 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parellel lines 250 feet to a dead line.

Being the property conveyed to G. W. Steagall and wife, Laura H. Steagall, by deed of record in Book 1308, Page 377, Register's Office for Davidson County, Tennessee, the said G. W. Steagall and Laura H. Steagall having since died, and now in heirs-at-law of Laura H. Steagall.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,500.00

Subscribed and sworn to before me, this the 26th day of April 1973

Affiant (Kirby)

My commission expires: July 31, 1974 (Affix Seal)

Notary Public Carl K. Yates

This is improved (X) unimproved ( ) property, known as 708 Bowling Avenue, 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 KIRBY C. PRUETT AND WIFE, MARY D. PRUETT, their ..... (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 for 1973 taxes, being assumed by purchaser, and Sewer easement of record in Book 4122, Page 346, RODC

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said KIRBY C. PRUETT AND WIFE, MARY D. PRUETT, their ..... (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 26th day of April, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne Steagall Ambrose

Jane Steagall Rowland

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Anne Steagall Amrose and Jane Steagall Rowland

the within named bargainors, 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* 26th *day of* April, *19* 73.

Roger K. Yates
Notary Public

Commission expires July 31, 1974

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 .....

020828-0

WARRANTY DEED

FROM
Anne Steagall Ambrose and
Jane Steagall Rowland

TO
Kirby C. Pruett and wife,
Mary D. Pruett

708 Bowling Avenue

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 0 4 5 3 5

IDENTIF. REFERENCE

APR 30 3 17 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR30'73	CONV	52,500.00			
APR30'73	S'TAX		A*	136.50	
APR30'73	PR'FEE		A*	.50	
APR30'73	W'DEED		A*	4.00	* 141.00

Compliments of

Guaranty Title

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

GEO. L. WADDEY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

854