FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,600.00

Jane C. Franks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 1973

Katherine Jones
Notary Public

MY COMMISSION EXPIRES: 8-22-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jane C. Franks, Attorney 310 Stahlman Building Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Pratt, et ux (NAME)	Andrew B. Pratt (NAME)	
4410 Idaho Ave. (STREET ADDRESS OR ROUTE NUMBER)	4410 Idaho Avenue (STREET ADDRESS)	91-16
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	254

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Jane C. Franks, Conservator for the estate of Pearl H. Jennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew B. Pratt and wife, Ihla Uree Pratt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 211 in Block 10 in Charlotte Park Company's Addition, which is recorded in Book 57, at page 103, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 61 feet on the north side of Dakota Avenue, formerly Fourth Avenue, and extends back northerly between parallel lines and along the eastern margin of 44th Avenue, formerly Third Street, 150 feet to an alley.

Being the same property conveyed to James B. Jennings, Sr. and Pearl H. Jennings, by deed from Mrs. Elsie O. Lampley and Clara A. Lampley, of record in Book 3430, Page 507, Register's Office for Davidson County, Tennessee. The said James B. Jennings, Sr. and Pearl H. Jennings, both having since died. The said James B. Jennings, Sr. having predeceased Pearl H. Jennings. Title now being vested in Jane C. Franks, Conservator by decree of the Probate Court of Davidson County, Tennessee, dated June 12, 1973 in Minute Book 227, said Court.

This is unimproved ( ) improved (X) property, known as 4310 Dakota Ave., Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of June, 1973

Jane C. Franks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Patricia L Harp, a Notary Public in and for said County and State, the within named Jane C. Flatau

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 18th day of June 1973

Commission expires 8-11-75

Patricia L. Harp
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

C 11817

IDENTIF. REFERENCE

JUN 19 2 53 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 19	CONV	*4,600.00			
JUN 19 S'TAX			A*	11.96	
JUN 19 PR'FEE			A*	.50	
JUN 19	W'DEED		A*	4.00	* 16.46