BOOK 4758 PAGE 547

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9100.00

Charles K. Minton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Oct 19 73

Notary Public

MY COMMISSION EXPIRES: August 12 76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lucien Dale, Attorney, 711 Nashville Bank & Trust Bldg., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon A. Sproat & wife,	Home Federal Savings & Loan	Map. 61-10
Margaret V. Sproat	(NAME)	
3864 Hutson Avenue	L & C Tower	Par. 12.13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37216	Nashville, Tn. 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Charles K. Minton, Jr. (single)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon A. Sproat and wife, Margaret V. Sproat

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:

Land in Davidson County, Tennessee, being Lots No. 228 and 229 on the Plan of Maplewood Heights Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office for said County.

Said Lots No. 228 and 229 adjoin and front together 200 feet on the westerly side of Hutson Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Charles K. Minton, Jr. (single) by deed from Edgar Joe Lovell (single) of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Southern Federal Savings and Loan Assn. of record in Book 3020, page 395, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3864 Hutson Avenue, Nashville, Tennessee 37216
(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 22nd day of October, 19 73

Charles K. Minton Jr.

BOOK 4758 PAGE 548

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles K. Minton, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October 19 73

Commission expires May 10, 1975

[illegible]
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
Charles K. Minton, Jr.
(single)

TO
Jon A. Sproat and wife,
Margaret V. Sproat

C 2 9 1 7 1

IDENTIF. REFERENCE

OCT 25 9 31 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 25	CONV	*9,100.00			
OCT 25	STAX		A*	23.66	
OCT 25	PREE		A*	.50	
OCT 25	MDEED		A*	4.00	* 28.16