This instrument was prepared by: Thomas C. Binkley, 300 James Robertson Parkway, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4771 PAGE 613

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. C. E. McGruder, et ux (NAME)	Community Federal Sav. & Loan (NAME)	Map 92-5
939 32nd Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	2605 Jefferson Street (STREET ADDRESS)	Par. 147
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37203 (CITY) (ZONE) (STATE)	n.o.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars,

cash in hand paid and other good and valuable consideration received from the hereinafter named grantees, We,

Robert L. Alexander and wife, Ola W. Alexander (formerly Ola Williamson Swett)
have this day bargained and sold, and do hereby transfer and convey unto the said grantees, Dr. C. E. McGruder and wife, Curlie E. McGruder their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 in W. T. Gaither's Subdivision of the easterly half of Block 31 on the Plan of Midway, as of record in Book 547, page 87, Register's Office for said County.

Said Lot No. 4 fronts fifty feet on the westerly side of 32nd Avenue North, formerly India Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ola Williamson Swett, by deed from Arnett Williamson, as of record in Book 2690, page 601, Register's Office for said County.

This conveyance is subject to recorded restrictions, easements, and setback lines applicable to said property, and to the lien of taxes for the year 1973.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of December 19 73

Notary Public

My commission expires: February 11, 1976 (Affix Seal)

This is improved ( ) property, known as 939 (House Number) 32nd Avenue No. (Street) Nashville, Tenn. 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, Dr. C. E. McGruder and wife, Curlie E. McGruder 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.

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

Witness our hand S this 11th day of December, 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.

Robert L. Alexander

Ola W. Alexander (formerly Ola Williamson Swett)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ALPHA ZOE A. HALL, a Notary Public in and for said County and State, Robert L. Alexander and wife, Ola W. Alexander

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 Nashville, Tennessee, this 11th day of December, 19 73

Alpha Z. A. Hall
Notary Public

Commission expires February 11, 1976

ALPHA Z. A. HALL NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 12	CONV	*8,000.00			
DEC 12	STAX		A*	20.80	
DEC 12	PRFEE		A*	.50	
DEC 12	WDEED		A*	4.00	* 25.30

WARRANTY DEED

FROM Robert L. Alexander, et ux

TO C. E. McGruder, et ux

C 34925

IDENTIF. REFERENCE

DEC 12 11 01 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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