ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles E. McGruder, et ux	Same	92-3 p.368
(NAME)	(NAME)	
908 - 32nd Avenue, North		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

mail to

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------
----------($10.00)-------- DOLLARS

cash in hand paid by Charles E. McGruder M.D. and wife, Mrs. Curlie E. McGruder, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Avon N. Williams, Jr., Executor under the will of Julia A. Moore, deceased, hereinafter referred to as the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. McGruder, M.D. and wife, Mrs. Curlie E. McGruder

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 9 and 10 on the Plan of A. J. Harding Addition, as of record in Book 21, page 138, of the Register's Office for said County. Said Lots Nos. 9 and 10 front together 100 feet on the easterly side of 17th Avenue North, formerly Short Street, and run back between parallel lines 150 feet to the west margin of alley.
Being the same property vested in Avon N. Williams, Executor under the Will of Julia A. Moore, deceased of record in Will Book 101, page 421.

unimproved ( )
This is improved (X) property, known as 1034 - 17th Avenue, North, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 26th day of June, 19 74.

Avon N. Williams, Jr., Executor under the will of Julia A. Moore, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4829 PAGE 350

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Avon N. Williams, Jr., Executor under the Will of Julia A. Moore

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 26th day of June, 1974.

My commission expires 2/8/78 Notary Public Mrs. Mina M. Downey

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $14,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

C. E. McGruder Jr. Ux

Sworn to and subscribed before me
this 26th day of June, 1974.

My commission expires January 11, 1976 Notary Public Wm. J. O. Brien

This instrument was prepared by:

Avon N. Williams, Jr., Atty. at Law 1414 Parkway Towers, Nashville, Tenn.
Name Address

JUN27 CONV 14,500.00
JUN27 S'TAX A* 37.70
JUN27 PR'FEE A* .50
JUN27 W'DEED A* 4.00 * 42.20

WARRANTY DEED

FROM AVON N. WILLIAMS, JR. EXECUTOR

TO CHARLES E. McGRUDER, ET UX

C 60737

IDENTIF. REFERENCE

JUN 27 11 44 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290