BOOK 4896 PAGE 162

103-4
12
PW

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of Five and No/100 ($5.00) DOLLARS

cash in hand paid by Andrew B. Pratt and wife, Ihla G. Pratt, and other good and valuable consideration, receipt of which is hereby acknowledged.

MAR 14 75	CONV	*1,000.00			
MAR 14 75	S'TAX		A*	2.60	
MAR 14 75	PR'FEE		A*	.50	
MAR 14 75	W'DEED		A*	8.00	* 11.10

I, Joseph R. Pratt, an unmarried man above the age of 21 years, have bargained and sold, and by these presents do transfer and convey unto the said Andrew B. Pratt and wife, Ihla G. Pratt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of lot No. 311 and the westerly 39 feet of lot No. 309 of Block 16, on the Map of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said lot No. 311 and part of lot No. 309 front together 100 feet on the northerly side of Idaho Avenue, formerly 5th. Avenue, and run back between parallel lines, with the easterly margin of 45th. Avenue North, formerly 4th. Street, 150 feet to an alley, and being the same property conveyed to Joseph R. Pratt by deed from Allie Bernard and husband, Ernest M. Bernard, as of record in Book No. 858, page 389, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew B. Pratt and wife, Ihla G. Pratt, their heirs and assigns, forever.

And I do covenant with the said Andrew B. Pratt and wife, Ihla G. Pratt, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Joseph R. Pratt, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Andrew B. Pratt and wife, Ihla G. Pratt, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of September, 1942.

Joseph R Pratt.

BOOK 4896 PAGE 164

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named Joseph R. Pratt, an unmarried man of legal age,

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 30th day of September, 1942.

Louise V. Stephens, Notary Public

Commission Expires Oct. 14, 1943.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1,000.00. Affiant A. B. Pratt

Subscribed and sworn to before me this 11th day of March 1943

Deputy Register _____ Notary Public
my comm exp

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER & SEND TAX BILLS AS FOLLOWS:

Andrew B. Pratt, Et Ux
4410 Idaho Ave
Nashville, Tenn 37209

WARRANTY DEED

FROM

Joseph R. Pratt

TO

Andrew E. Pratt, et ux,

Ihla G. Pratt.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

C90664

IDENTIF. REFERENCE

MAR 14 11 19 AM '75

FELIX "BUS" BOYTE REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4856 PAGE 165

10M 7-40 Y&C