BOOK 5055 PAGE 682

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 12,000.00 Ronald F. Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 19 76

Patricia L. Price
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald F. Pratt (NAME)	First American National Bank (NAME)	91-13
6350 Columbia Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 2708 (STREET ADDRESS)	8
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37238 (CITY) (STATE) (ZIP)	8DA-29435

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, Gaynell Y. Vestal, now known as Gaynell Brand

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald F. Pratt et ux Mary Y. 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:

LAND in Davidson County, Tennessee, described as follows, to wit: Being Lot No. 47 of Block "E" on the plan of Croleywood, Section 2, of record in Book 1130, page 100, Register's Office for said County.

SAID Lot No. 47 fronts 60 feet on the northerly side of Columbia Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to William M. Vestal and wife, Gaynell Y. Vestal by deed from Alex Rossdahl and wife, Wilma Rossdahl, of record in Book 2496, page 611, and by deed from W. C. Vestal, unmarried, of record in Book 2996, page 349, both in said Register's Office. By decree of the Fourth Circuit Court for Davidson County, title to subject property was divested out of the said William M. Vestal and vested in the said Gaynell Y. Vestal, a copy of said decree having been recorded in the Register's Office for said County in Book 4252, page 848.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved / improved } property, known as 6350 Columbia Avenue (House Number) (Street) Nashville, Tennessee 37209 (P. O. Address) (City or Town) (Postal Zip)

XX

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 6TH day of AUGUST, 19 76

Gaynell Y. Vestal Brand

Gaynell Y. Vestal Brand

STATE OF TENNESSEE
Davidson County

BOOK 5055 PAGE 683

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaynell Y. Vestal Brand

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 6TH day of AUGUST, 1976

Commission expires 9-8-79

Patricia S. Spicer
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 Gaynell Y. Vestal Brand

TO Ronald F. Pratt

D 62495

IDENTIF. REFERENCE

AUG 10 9 38 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
WILKINS, ADAMS & WEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Rec'd - Book X

AUG 10 76	CONV	12,000.00			
AUG 10 76	S'TAX		B*	31.20	
AUG 10 76	PR'FEE		B*	.50	
AUG 10 76	W'DEED		B*	4.00	* 35.70