| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Jonas Prather ET, AL | Same | W-36565 |
| 1516 (NAME) | Jonas Prather, Jr. | |
| 1516 23rd Ave North (STREET ADDRESS OR ROUTE NUMBER) | Same 1516 23rd Avenue No. (STREET ADDRESS) Nashville, Tn 37208 | Map 81-15 |
| Nashville, TN 37208 (CITY) (STATE) (ZIP CODE) | Same (CITY) (STATE) (ZIP CODE) | Par 19 |

Jonas Prather, Jr.
1516 23rd Avenue No.
Nashville, Tn 37208

# WARRANTY DEED

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

Cash in hand paid by Jonas Prather and wife, Bessie Prather hereinafter referred to as Grautees, and other good and valuable consideration.

have bargained and sold, and by these presents do transfer and convey unto the said Jonas Prather and wife, Bessie Prather

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

Land in Davidson County, Tennessee, being Lot No. 140 on the Map of S. A. Champions' Subdivision, as of record in Book 161, page 132, Register's Office for said County.

Said Lot No. 140 fronts 50 feet on the east side of 23rd Avenue North, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Forrest Moore, Jr. and wife, Catherine M. Moore, be deed from J. S. Gleason, Jr., as Administrator of Veterans' Affairs, as of record in Book 3459, page 565, asid Register's Office.

Being the same property conveyed to Walter C. Watkins by deed from Forrest Moore, Jr. and wife, Catherine M. Moore recorded in Book 4370 page 13 Pegister of Deeds Office for Davidson County Tennessee.

This is unimproved ( ) improved (X) property, known as 1514 23rd Ave North (House Number) (Street)

Nashville, Tennessee 37208
(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 22nd day of January, 1988.

X W. C. Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7454 PAGE 644

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

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 Nashville, Tn. this 22nd day of January, 1988.

My commission expires May 13, 1990 Notary Public Debra C. Stone

DEBRA C. STONE NOTARY PUBLIC DAVIDSON COUNTY TENN

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 $ 22,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

X W. C. Watkins

Sworn to and subscribed before me
this 22nd day of January, 1988.

My commission expires May 13, 1990 Notary Public Debra C. Stone

DEBRA C. STONE NOTARY PUBLIC DAVIDSON CO

This instrument was prepared by:

| Name | Address |
|---|---|
| Edward T. Kindall | 533 Stahlman Bldg. |

WARRANTY DEED

FROM Walter C. Watkins (unmarried)

TO Jonas Prather and wife, Bessie Prather

9964 7.

IDENTIFICATION REFERENCE

JAN 22 3 28 PM '88

REGISTER'S OFFICE DAVIDSON COUNTY, TN

Prepared By:
Edward T. Kindall
533 Stahlman Building
Nashville, Tennessee 37208

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 645

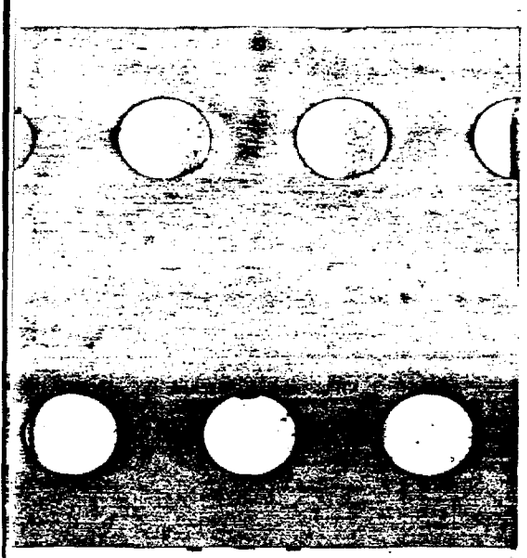
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 22000.00 |
| CON TX | 61.60 |
| PRFEE | 0.50 |
| MISCED | 6.00 |
| TOTAL | 68.10 |
| CHECK | 68.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0657





99647

IDENTIFI REFERENCE

JAN 22 3 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 55587