X 2299

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - -$10.00- - - - - - - - - -

- - - - - - - - - - - -Ten & No/100- - - - - - - - - - - - - DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harry Lee Carney and wife, Vida Nelle Carney

have bargained and sold, and by these presents do transfer and convey unto the said Howard E. Van Hook and wife, Helen Marie Van Hook 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, being the east 25 feet of Lot No. 5 and the west 40 feet of Lot No 6, Block "C" on the Map of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said county.

Said parts of said lots adjoin and front together 65 feet on the north side of Ardee Avenue and run back between lines 201 feet, more or less, on the east line of part of Lot No. 6 and 198.15 feet, more or less, on the west line of part of Lot No. 5 to a dead line on which they measure 65 feet, more or less.

Being the same property conveyed to Harry Lee Carney by deed from Thos. R. Maxwell and wife, of record in Book 1429, page 620, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard E. Van Hook and wife, Helen Marie Van Hook, their heirs and assigns, forever.

And we do covenant with the said Howard E. Van Hook and wife, Helen Marie Van Hook 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.

And we, Harry Lee Carney and wife, Vida Nelle Carney do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard E. Van Hook and wife, Helen Marie Van Hook, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24th day of September, 1954

Harry Lee Carney

Vida Nelle Carney

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