K 2340

For and in consideration of the sum of One Dollar
$1.00 and-no---------- DOLLARS

And for love and affection we have for our mother.

We Sam Pollard and wife June Pollard have bargained and sold, and by these presents do transfer and convey unto the said Ida Maude Carney, a widow and her 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 lot No.4 on the plan of H.G. Lowes' Subdivision of part of lot No.3, John Overton Estates, as of record in Book 1424, Page 46, Registers' Office for said County. Said Lot No.4 fronts 150 feet on the southerly side of Battery Lane and runs back back between parallel lines 300 feet to a dead line. Being the same property conveyed to Ida Maude Carney, Sam Pollard and wife June Pollard, by deed from Nicholas C. Charlton and wife, of record in Book 1757, Pgae 415, said Registers' Office. Also being the same property conveyed by Ida Maude Carney, Sam Pollard and wife June Pollard to H.H. Mayberry, Jr. Trustee for Phoenix Mutual Life Insurance Company of Hartford, Conn. recorded in Book 1769, Page 88. Mrs. Ida Maude Carney purchased this property and because she was a widow she could not get a loan on the balance due unless her daughter and son-in-law be joined in the deed. Therefore the purpose of this deed is to put the title into the rightful owner and the one that paid for this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ida Maude Carney a widow and her heirs and assigns, forever.

And we do convenant with the said Ida Maude Carney ~~xhimtxwm~~ that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. See above.

And we do further convenant and bind ourselves and heirs and representatives, to warrant and forever defend the title to the said land to the said Ida Maude Carney, a widow and her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of January, 1955

Sam Pollard

June Pollard

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marshall E. Derryberry III, a Notary Public in and for said County and State, the within named Sam Pollard and wife June Pollard

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

Witness my hand and official seal at office, this 15th day of January, 1955

Commission expires Jan. 11, 1956

Marshall E. Derryberry III
Notary Public

WARRANTY DEED

FROM Sam Pollard and wife June Pollard.

TO Ida Maude Carney, a widow

44656

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JAN 21 1955
at 12 o'clock M.
Noted in Book 23 Page 11
Recorded in Book 5702 Page
Recording Fee $
ANDREW B. BENSON, Register
By Deputy Reg.

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

Form 103

G 91