BK 3096

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and 0/100 ---------- $10.00 ---------- **DOLLARS**

Cash in hand paid by David M. Carney, receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Celia Carney, a widow **have bargained and sold, and by these presents do transfer and convey unto the said** David M. Carney his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** Land in the 8th Civil District of Davidson County, described according to an un-recorded survey made by J.W. Wilkerson, surveyor, June 29, 1945, described as follows:

Beginning at a point on the southerly margin of Charlotte Pike, said point being 178.2 feet west of the west margin of Richland Avenue or 54th Avenue North; thence along said Pike South 69 degrees 30' west 562.7 feet to a stake, said stake being on the west side of a Hackberry; thence South 3 degrees west 140 feet to a point; thence South 20 degrees east 210 feet to a point; thence North 70 degrees east 24 feet to a point; thence North 32 degrees east 339 feet to a point; said point being on the southwest bank of the Richland Creek; thence across said creek South 81 degrees 15' east 150 feet to a point; thence North 16 degrees 30' east 58 feet to a point; thence North 25 degrees east 225.73 feet more or less to the point of beginning.

Being the same property conveyed to Will Carney and wife Celia Carney by two deeds of record in Book 1285, Page 690 and Book 1316, Page 158, Register's Office, Davidson County, Tennessee. The said Will Carney having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David M. Carney his **heirs and assigns, forever.**

And I, Celia Carney **do covenant with the said** David M. Carney **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, Celia Carney **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** David M. Carney his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 16th **day of** June, 19 60

Celia Carney

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C.A. Buchman, **a Notary Public in and for said County and State, the within named** Celia Carney, a widow

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 office, this 16th **day of** June, 19 60

Commission expires _____ **Notary Public**

BK 249