K 3220

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/100 - DOLLARS ($10.00),

cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged.

James A. Carney and wife, Edith Carney,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George Melvin Waters and wife, Swayzane Waters,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.
Said Lot fronts 40 feet on the easterly side of Whites Creek Pike, and runs back 137 feet on the northerly side and 135 feet, more or less, on the southerly line to an alley in the rear on which it measures 35 feet.
Being part of the same property conveyed to James A. Carney by deed from James H. Chandler, Jr., and wife, Elzer S. Chandler, as of record in Book ______, page ______, Register's Office for Davidson County, Tennessee.

An easement is herewith created for the use and benefit of the present and future owners, their heirs and assigns of Lot 13 and Lot 14 on the Map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, for the purpose of making a joint driveway using the southerly 5 feet of Lot 13 and the northerly 5 feet of Lot 14. That this easement shall run with the land and will be binding on all present or future owners of said Lots 13 and 14.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.
In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of April, 1961.

James A. Carney
Edith Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom D. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named James A. Carney and wife, Edith Carney,

the bargainor(s), 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 Nashville, Tennessee, this, the 18th day of April, 1961.

Tom D. Coleman
Notary Public

My commission expires: Nov. 27, 1964

WARRANTY DEED
From 35754
James A. Carney et ux
To
George Melvin Waters et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day APR A.D. 1961
10:21 o'clock A. M.
Noted in Book ____ Page ____
Recorded in Book 9 ____ Page 547
Recording Fee ____
Lacking 12.00
JAMES P. WILSON, Register

[redacted]

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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