K 3248

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Ten ($10.00) and 00/100 DOLLARS

cash in hand to me paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Josie M. Carney, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Andrew L. 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, Tennessee, being the northerly part of Lot No. 4 in the Partition of the George Tolbert Tract and described according to a survey by S. H. Hutchinson, dated November 24, 1954, as follows :

BEGINNING at an iron stake at the southwest corner of the Maggie Tolbert Land in the easterly line of the Alfred Roberson land; thence with Roberson's easterly line south 49 degrees east 15 poles to a stake with hackberry pointers; thence south 41 degrees east 4.5 poles to a stake at the northwest corner of the R. P. Tolbert's portion of a 10 acre tract; thence along his northerly line, south 88 degrees east 65 poles to a stake in Hume Jones land; thence with his westerly line, north 3 degrees east 8 poles to a stake in the southeast corner of the Maggie Tolbert land; thence with her southerly line, north 85 degrees west 80 poles to the beginning, containing 5 acres more or less.

Being part of the property conveyed to Josie M. Carney, by deed from Robert P. Tolbert, of record in Book 1110, page 447, 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 Andrew L. Carney his heirs and assigns, forever.

And I do covenant with the said Andrew L. 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, Josie M. 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 Andrew L. Carney his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of June 1961

Josie M Carney

G 525