K 3498

For and in consideration of the sum of TEN AND NO/100 ****** DOLLARS ($ 10.00),
and other good and valuable considerations, the receipt of all of of which is hereby acknowledged,

SUE T. VIACHES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OLICE CARNEY and wife, DOROTHY CARNEY,

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:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Johnson, Engineers, June 5, 1952, as follows:

Beginning at a point in the center of Old Hickory Boulevard, said point lying northeasterly along the center of said Boulevard 50 feet from the intersection of the center lines of said Boulevard and Carney Road; thence south 86° east, passing an iron pin in the southeasterly margin of said Boulevard at 34.5 feet, and continuing in the same direction along Carney's northerly line, in all 442.5 feet to a poplar stump at Carney's northeast corner; thence with Gardner's westerly line north 1° 04' west 75 feet to a point at the southeast corner of the 2 acre tract as shown on said survey; thence with the southerly line of said 2 acre tract north 86° west 185 feet, more or less, to a point; thence with the same north 3° 41' west, passing an iron pin in the southeasterly line of said Boulevard at 172.5 feet, and continuing in the same direction, in all, 203.5 feet to a point in the center of said Boulevard; thence with the center of said Boulevard south 35° 19' west 44.2 feet and south 38° 46' west 134.8 feet to the beginning, containing 1 acre, more or less.

Being part of the same property conveyed to Sue T. Viaches, for her sole and separate use, by deed from W. F. Seat and wife, of record in Book 3399, page 427, Register's Office for said County.

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.
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 26th day of November, 19 52

Sue T. Viaches

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Sue T. Viaches

the bargainor(s), 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 Nashville, Tennessee, this, the 26th day of November, 19 52

Reau E. Folk Jr
Notary Public

My commission expires: July 25, 1956

WARRANTY DEED
From 41318
SUE T. VIACHES
To
OLICE CARNEY and wife,
DOROTHY CARNEY,

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JAN 4 1953
at 2:38 o'clock P.M.
Noted in Book 1064 Page 216
Recorded in Book P.U.D.
Recording Fee $2.00
Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 549