BK 3670

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and for a further part of the total consideration for this conveyence the grantee by the acceptance of this deed, hereby assumes and agrees to pay the unpaid balance of an indebtedness evidenced by note, dated April 15, 1961, and secured by Deed of Trust of record in Book 3213, Page 317, Register's Office for Davidson County, Tennessee.

We, Samuel F. Carter and wife, Doris Jean Carter

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James C. Carter and wife, Ralphine M. Carter

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 4th Civil District, beginning at the northwesterly corner of a tract of land conveyed to James C. Carter, et ux, recorded in Book 2741, Page 199. Southerly along the margin of James C. Carter's property 270 feet to a point. Thence easterly 325 feet to a point. Thence northerly 270 feet to a point. Thence westerly 325 feet to point of beginning, being 1.9 acres, more or less. Including an 8 foot right of way strip of land extending from the 10 foot right of way strip conveyed to James C. Carter, et ux, described as follows: Beginning 60 feet from the southerly side of James C. Carter's property, northerly 420 feet to a point. Thence 8 feet easterly, to a point thence southerly 420 feet to a point thence westerly 8 feet to a point of beginning. Said property being a part of property conveyed to Gilbert Carter, et ux, by deed from Edward J. Fulton and wife, Evangeline H. Fulton, dated November 9, 1957, filed, November 29, 1957, recorded in Book 2705, Page 390, Register's Office for said County.

Being the same property conveyed to Samuel F. Carter and wife, Dorris Jean Carter, by deed from Gilbert Carter and wife, Nila Ruth Carter, of record in Book 3220, Page 583, 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 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 6th day of December, 19 63

James C Carter — Samuel F. Carter

Ralphine Carter — Doris Jean Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Samuel F. Carter and wife, Dorris Jean Carter.

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 6th day of December, 19 63

C.O. Ingram
Notary Public

My commission expires: July 20, 1965

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