BK 3670

Book 3670 Page 415

WARRANTY DEED

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

cash in hand paid by MAURICE J. KARR and wife, JOY R. KARR, and other good and valuable considerations, receipt of which is hereby acknowledged,

WE, JAMES B. TURNER and wife, MARY LLOYD TURNER,

have bargained and sold, and by these presents do transfer and convey unto the said MAURICE J. KARR and wife, JOY R. KARR,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of West Meade Park, Inc., Section 4, as of record in book 3300, pages 68 and 69, Register's Office for said County, described as follows:
Beginning on the westerly margin of Ormond Drive at the corner of Lots Nos. 154 and 155; thence with the line between said two lots, westwardly 211.2 feet to the corner of Lots Nos. 154, 155 and 160; thence with the line between Lots Nos. 154 and 160, southerly 200 feet to the northerly margin of Carnavon Parkway; thence with the same, easterly 186 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northeasterly 39.27 feet to the westerly margin of Ormond Drive; thence with the same, northerly 175 feet to the beginning.
This tract of land is unimproved.
Being part of the real property conveyed to James B. Turner, by deed from West Meade Park Corporation, a Tennessee corporation, dated July 11, 1962, filed July 16, 1962, and recorded in book 3404, page 451, said Register's Office. This conveyance is made subject to conditions of owners certificate of record in book 3300, pages 68 and 69; and restrictive covenants of record in book 3102, page 381, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MAURICE J. KARR and wife, JOY R. KARR,

their *heirs and assigns, forever.*

And we *do covenant with the said* MAURICE J. KARR and wife, JOY R. KARR

that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the year 1963, said taxes having been prorated as of date hereof and assumed by the Grantees.

And WE, JAMES B. TURNER and wife, MARY LLOYD TURNER

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* MAURICE J. KARR and wife, JOY R. KARR,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 10th *day of* December, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James B. Turner

Mary Lloyd Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Ruth Milliken *a Notary Public in and for said County and State,* JAMES B. TURNER and wife, MARY LLOYD TURNER

the within named 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* 10 *day of* December, *19* 63.

Annie Ruth Milliken *Notary Public*

Commission expires 1-22-64

BK 3670 PG 415