K 3704

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten & no/100---------- DOLLARS

Cash in hand, and other good and valuable considerations, receipt of which is hereby acknowledged.

Elmer Carter & wife Claudia M. Carter

we have bargained and sold, and by these presents do transfer and convey unto the said James M. Delaney & wife Betty J. Delaney

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

Being lot no. 16 on the plan of Gailey Wood Subdivision, as of record in book 2663, page 123, Register's Office for said County.

Said lot fronts 30 feet on the southerly side of James Court and runs back 109.7 feet on the west line and 150.2 feet on the east line in the rear, which is a broken line, on which it measures 130.53 feet.

Being the same property conveyed to Elmer Carter & wife Claudia M. Carter, of record in book 3315, page 23, Register's Office, 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 James M. Delaney & wife Betty J. Delaney and their heirs and assigns, forever.

And we do covenant with the said James M. Delaney & wife Betty J. Delaney and that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, Elmer Carter & wife Claudia M. Carter do further covenant and bind and heirs and representatives, to warrant and forever defend the title to the said land to the said James M. Delaney & wife Betty J. Delaney and heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand on this 14 day of March, 19 64

Elmer Carter

Elmer Carter

Claudia M. Carter

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