BOOK 3705

**WARRANTY DEED** G-9956

For and in consideration of the sum of Ten and No/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS ($10.00),
and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, Nannie Carrington Roberts

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Charlie Prater and wife, Bessie Mai Prater

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 13th Civil District of Davidson County, Tennessee, and being part of the property conveyed to J. H. Carrington and wife, in Book 1102, page 271, Register's Office for said County, and being more particularly described according to a survey made by Steve Draper on March 20, 1964, as follows:
TRACT I: Beginning in Dorris Perry's line at the SE corner of the property conveyed to Charlie Prater in Book 2453, page 304, RODC, Tenn., and running with the southeasterly line of said Prater property N46° E 183.4 feet to a fence corner; thence S78°30'E171 feet to a sycamore tree; thence S62°30'E174 feet to an iron pin; thence S2°W173 feet to an iron pin in a fence in the line of L.B. Fuqua (book 1055, page 222, RODC, Tenn) thence with said Fuqua's line N84°W204 feet to the east end of the Perry property and a 12" maple tree; thence with Perry's line N62°30'W191 feet; thence N65°W90 feet to the beginning and containing 1.88 acres, more or less. TRACT II: Beginning in the center of Sulphur Creek at the SW corner of the property conveyed to Prater in the aforesaid deed and running with said creek and the west line of said property N25°E175 feet; thence N65°W55.8 feet to the center of Old Hickory Blvd.; thence S25° 30'W 175 feet; thence S65°E50 feet to the beginning and containing 0.2 acres, more or less.

Being part of the same property conveyed to J. H. Carrington and wife, Nannie Carrington (now Roberts) by deed from C. E. Conibear and wife, of record in Book 1102, page 271, Register's Office for Davidson County, Tennessee. The said J. H. Carrington having since died.

Carcie A. Roberts joins in this deed for the purpose of conveying any marital rights he may have therein.

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 24 day of March, 1964.

Nannie Carrington Roberts
Nannie Carrington Roberts
Carcie A. Roberts
Carcie A. Roberts

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Bettye Lou King, a Notary Public in and for the State and County aforesaid, personally appeared the within named Nannie Carrington Roberts and husband, Carcie A. Roberts, 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 24 day of March, 1964.

Bettye Lou King
Notary Public

My commission expires:
July 26, 1967.

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