WARRANTY DEED G-10116 **NASHVILLE TITLE COMPANY**

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 which is hereby acknowledged, and in further consideration of the Grantees assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust of record in Book 3025, page 85, Register's Office for Davidson County, Tennessee,

We, Thomas Richard Canady and wife, Shirley Canady

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert L. Driver and wife, Myrtle E. Driver

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 8th Civil District of Davidson County, Tennessee, being Lot No. 245 on the Map of Charlotte Park, Section IV, as of record in Book 2663, page 71, Register's Office for said County, more particularly described as follows:

Said Lot No. 245 fronts 78.0 feet on the northwesterly side of Foundary Drive, and extends back 160.0 feet on the northeasterly line and 158.0 feet on the southwesterly line, to a line in the rear, on which it measures 78.0 feet.

Being the same property conveyed to Thomas Richard Canady and wife, Shirley Canady by deed from George Gianikas and wife, Mary Ellen Gianikas of record in Book 3029, page 569, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

THIS TRACT IS ______ IMPROVED AND SHOWN ON TAX RECORDS AS: Parcel No. 8DA 31990

No. Street	City	Zone	State
505 Foundry Drive	Nashville	37209	Tennessee

1964 taxes are prorated and assumed by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 25 day of Sept., 1964.

Thomas Richard Canady
Thomas Richard Canady

Shirley Canady
Shirley Canady

STATE OF TENNESSEE
COUNTY OF ~~[illegible]~~ Hickman

Before me, Hilda M. Tilley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas Richard Canady and wife, Shirley Canady

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 Hickman Co., Tennessee, this, the 25 day of Sept, 1964.

My commission expires: July 10, 1965

Hilda M. Tilley
Notary Public

HILDA M. TILLEY NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personnally appeared the within named Thomas Richard Canady and wife, Shirley Canady, the bargainor(s), with whom I am personnally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____ Notary Public

File: Nashville Title Company

WARRANTY DEED

FROM Thomas Richard Canady, etux

TO Robert L. Driver, etux

1911 & Granbery Rd

Mail

52235

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 29 9 57 AM '64

NOTE BOOK 110 PAGE 131

RECORDING FEE 2.00

DEP. REG. M

NASHVILLE TITLE CO.
ST.
Tennessee

STATE TAX $ 18.75
PROBATE .50
TOTAL $ 19.25

SEP 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 29 1964

CT