ATC 117965

WARRANTY DEED

BOOK 3838 PAGE 420
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 29 PAR 123 ew	Mr.&Mrs. Ernest Manley Carney Grays Point Road, Route #1 Joelton, Tennessee	Mr. Luther N. Forsythe 503 West Green Avenue Bensenville, Illinois
FIELD BOOK NUMBER(S) 14D-16570	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) same	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 26, 1964, in the original principal sum of $6,360.00, payable to Luther N. Forsythe and wife, Irene Forsythe in monthly installments of $50.00, including interest at 6% per annum and as otherwise provided, said note being secured by a vendor's lien executed by John Ernest Clinard and wife, to Reau E. Folk, Jr., Trustee, contained in the deed of record in Book 3808, page 154,

JOHN ERNEST CLINARD and wife, MARY JUNE CLINARD,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST MANLEY CARNEY and wife, GEREALDEAN CARNEY,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, 14th Civil District, State of Tennessee, described ~~as follows~~ according to a survey made by C. J. Carney, Surveyor, May 27, 1959, as follows:

Beginning at the north corner of the property conveyed to William D. Barfield and wife, by deed from Orien L. Berry and wife, of record in Book 1718, page 323; thence with said Barfield's eastern boundary line, crossing Grays Point Road, formerly Ridge Road, south 28° east 67 feet, south 21°06' east 131 feet, south 12°51' east 216 feet, south 46°01' east 179 feet and south 41°30' east 209 feet; thence south 87°30' east 240 feet to a point in the western boundary line of the property conveyed to Thomas H. Palmer by deed from William M. Parrish and wife, of record in Book 2634, page 461; thence with the said Palmer's western boundary line north 2° east 423.7 feet to the center of said Road; thence with same, and crossing same, north 67°45' west 693 feet to the beginning, containing 5.54 acres, more or less.

Being the same property conveyed to John Ernest Clinard and wife, Mary June Clinard, by deed from Luther N. Forsythe and wife, of record in Book 3808, page 154.

This conveyance is made subject to a stipulation contained in the deed of record in Book 3808, page 154.

This conveyance is also made subject to an easement for the right-of-way of that portion of Grays Point Road lying within the boundaries of the property described above.

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, except as shown above.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of December, 1964.

Mary June Clinard

John Ernest Clinard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John Ernest Clinard and wife, Mary June Clinard,

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 3rd day of December, 1964.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires:

_____
Notary Public

WARRANTY DEED
REF:hs

FROM
JOHN ERNEST CLINARD and wife,

TO
ERNEST MANLEY CARNEY and wife,

60635

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 4 10 20 AM '64

NOTED 110 PAGE 522
RECORDING FEE $ 2.00
DEP. REG. X

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk

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 STATE TAX $ 10.26, a corporation, the bargainor, and that _____, as such PROBATE .50 and TOTAL $ 10.76, 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.

DEC 4 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

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

PAID DEC 4 - 1964

My commission expires:

_____
Notary Public