This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

SPECIAL WARRANTY DEED

GTC 187706

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Part of 43-01-72 MP	Mr. & Mrs. James R. Ives 414 Norman Drive Madison, Tennessee	new owners BOOK 3983 PAGE 921
FIELD BOOK NUMBER(S) Part of 11D-24675	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Pierce Road	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,

ELIZABETH SWEENEY BOOTH,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. IVES and wife, MAYME BOWEN IVES,

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:

Being part of Lot No. 20 on the Plan of the Re-subdivision of Dixie Pure Food Company's Subdivision, as of record in Book 421, page 30, described partly according to a survey made May 25, 1957, by Harvey Gee, Surveyor, as follows:

Beginning at an iron pin in the northeast intersection of Pierce Road and Lawrence Avenue (not open), and running thence, along the southeasterly margin of Pierce Road, north 43°34' east 165 feet to a point; thence, leaving said Road at a right angle, south 43°34' east 174 feet, more or less, to the northerly margin of Lawrence Avenue; thence with the same south 89°44' west 240 feet, more or less, to the beginning.

Being the same property conveyed to Elizabeth Sweeney Booth, for her sole and separate use, by deed from R. J. DeMarcus and wife, Alma Neese DeMarcus, of record in Book 3983, page 848.

This conveyance is made subject to restrictions of record in Book 437, page 477; and in Book 489, page 496.

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 for 1966 Metro Taxes, which have been prorated and assumed by the Grantees.

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, claiming by, through or under the Grantor.

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 28th day of January, 1966.

Elizabeth Sweeney Booth

Elizabeth Sweeney Booth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3983 PAGE 922

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Elizabeth Sweeney Booth,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of January, 1966.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1966.

STATE TAX $ 19.80
PROBATE .50
TOTAL $ 20.30

STATE OF
COUNTY OF

FEB 2 1966

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

PAID FEB 2 - 1966
CT

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

File Reau Folk

WARRANTY DEED
REF: hs

FROM
ELIZABETH SWEENEY BOOTH,

TO
JAMES R. IVES and wife,

16014

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 2 2 14 PM '66
NOTED. BOOK 113 PAGE 435
RECORDING FEE $ 2.20
DEP. REG. 2

DOCUMENTARY 55 CENTS 55

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 , 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