This instrument prepared by: Glenton M. [illegible]sner, Jr., Atty.
410 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4036 PAGE 410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles A. Sanford, et ux (NAME)	Owner (NAME)	Map 115-5
875 Rodney Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 12
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	3D

For and in Consideration of the sum of ($10.00) - - - - - - - - - - - - - - - - - -

- - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Charles A. Sanford and wife, Elizabeth F. Sanford, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration, the said Charles A. Sanford and wife, Elizabeth F. Sanford, have assumed and agree to pay an indebtedness of $18,656.74, which indebtedness is the unpaid principal balance of one note dated June 18, 1962, in the original principal sum of $19,800.00, which note is secured by a deed of trust executed by Carl D. Jones, Jr., and wife, Lois Bizzelle Jones, to R. Bruce Robertson, Jr., Trustee, of record in Book 3414, page 11, Register's Office for Davidson County, Tennessee,

I, S. Ewing Carney,

have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Sanford and wife, Elizabeth F. Sanford,

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

Being Lot No. 72 on the Plan of West Meade Hills, Section 3, Revised, as of record in book 3300, page 8, Register's Office for said County.

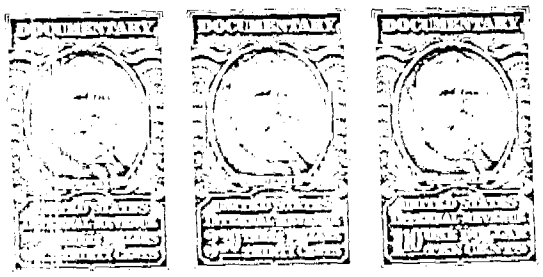
Said Lot No. 72 fronts 140 feet on the westerly side of Rodney Drive and extends back between parallel lines 280.4 feet to a dead line.

Being the same real property conveyed to S. Ewing Carney and wife, Mary Brown Carney, by deed from Carl D. Jones, Jr., and wife, of record in book 3403, page 17, said Register's Office, the said Mary Brown Carney having since died.

This conveyance is made subject to:

1. A ten-foot easement for public utility purposes along rear line of premises and a 120-foot building setback line from Rodney Drive, as shown on plan of record in book 3300, page 8, Register's Office for Davidson County, Tennessee.

2. Restrictions recorded July 14, 1961, in book 3252, page 84, said Register's Office.



unimproved ( )
This is improved (X) property, known as 875 (House Number) Rodney Drive (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles A. Sanford and wife, Elizabeth F. Sanford, their *heirs and assigns, forever.*

And I *do covenant with the said* Charles A. Sanford and wife, Elizabeth F. Sanford, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated hereinabove and 1966 taxes which are assumed by the grantees herein.

And I, the said S. Ewing Carney, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles A. Sanford and wife, Elizabeth F. Sanford, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15th *day of* July, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S. Ewing Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, a Notary Public in and for said County and State, the within named

S. Ewing Carney,

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 19 66.

Henry A. Gillespie Notary Public.

Commission Expires May 19, 1969

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this..... .....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

S. Ewing Carney

TO

Charles A. Sanford, et ux

PLEASE FILE

HENRY A. GILLESPIE CO.

STATE TAX $ 38.25
PROBATE 50
TOTAL $ 38.75

JUL 15 1966

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

PAID JUL 15 1966

35801

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

Jul 15 4 16 PM '66

RECORDING FEE $ 2.00
DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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