This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg,
Nashville, Tenn.

WARRANTY DEED

BOOK 4224 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie H. Jones	Same	MAP 51-7
(NAME:)	(NAME:)	PAR. 75
1208 Saunders Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00

TEN AND NO/100 *DOLLARS*

Cash paid by Willie H. Jones, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, Willie H. Jones, of the unpaid principal balance of a note in the original amount of $10,000.61, dated October 18, 1960, and another note in the original amount of $6,610.61, both notes secured by a deed of trust to M. T. Fields, Trustee, as of record in Book 3145, page 623, Register's Office for Davidson County, Tennessee.

We, John E. Carney and wife, Ruby S. Carney,

have bargained and sold, and by these presents do transfer and convey unto the said Willie H. Jones

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

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, page 108, Register's Office for said County.

Said Lot No. 57 fronts 143 feet on the westerly side of Saunders Avenue and extends back 370 feet on the northerly line and 357.7 feet on the southerly line, to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to John E. Carney and wife, Ruby S. Carney, by deed from Maddux Construction Company, Inc., as of record in Book 3136, page 333, said Register's Office.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 26,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of APRIL 1968

NOTARY PUBLIC

My Commission Expires 5-18-68

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 Willie H. Jones *her heirs and assigns, forever.*

And we *do covenant with the said* Willie H. Jones *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,* except as stated herein, and the 1968 taxes which have been prorated and will be paid by grantees when due and payable.

And we, John E. Carney and wife, Ruby S. Carney, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Willie H. Jones *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 1st *day of* April, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X John E. Carney
John E. Carney

X Ruby S. Carney
Ruby S. Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Beverly Womble, *a Notary Public in and for said County and State, the within named* John E. Carney and wife, Ruby S. Carney

*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* 1st *day of* April, *19* 68.

Beverly Womble, *Notary Public.*

Commission Expires 5/18/68

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

John E. Carney, et ux

TO

Willie H. Jones

STATE TAX $ 6890
PROBATE .50
TOTAL $ 6940

APR 2 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mail to: Willie H. Jones

409 W. Due West Ave., Madison, Tenn.

1 1 3 3 8

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 2 12 38 PM '68

NOTE BOOK 118 PAGE 518

RECORDING FEE $ 6.00

DEP. REG. _____