Morrow – A Harney
3221 Nolensville Pd
City

WARRANTY DEED

BOOK 4230 PAGE 896

For and in Consideration of the sum of ONE DOLLAR AND NO/100 - - - - - - - - - - - - - - -

($1.00) - *DOLLARS*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

Map 163
Par. 100
M.O.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2,500.00. Affiant Will A. Rainey
Subscribed and sworn to before me this 29 day of April 19 68

Deputy Register J. Gentry

We, WILL A. RAINEY and wife CLARA S. RAINEY,

have bargained and sold, and by these presents do transfer and convey a 1/2 interest to *the said* BOONE SULLIVAN and wife VELMA SULLIVAN, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, October 20, 1959, as follows:

Beginning at a stake at the southeast corner of the property conveyed to Joseph Milton Waldron and wife, by deed from Mary Jane B. Cashion, of record in book 2650, page 437, Register's Office for said County, being in the northern boundary line of the property conveyed to James Davis Gregg and wife, by deed from Maggie Lou Cameron Byrd, of record in book 2240, page 391, said Register's Office; thence north 1° 55' west, passing said Waldron's northeast corner 195 feet, more or less, and continuing with Gregg's eastern boundary line, in all 802 feet to a post in Dixon's southern boundary line; thence with said Dixon's line south 86° 49' east 502 feet to an iron pin on the westerly margin of Old Hickory Boulevard; thence with the margin of said Boulevard south 5° 30' west 361.6 feet, south 84° 30' east 15 feet, south 5° 30' west 364.6 feet to the beginning of a curve; thence around said curve having a radius of 1382.4 feet, southwestwardly 679.4 feet to an iron pin in Gregg's eastern boundary line; thence with same north 3° 01' east 581 feet to an iron pin, Gregg's northeast corner; thence with Gregg's northern boundary line north 86° 59' west 232.7 feet to the beginning, containing 10.09 acres, more or less.

Being the same property conveyed to Will A. Rainey and wife, Clara S. Rainey, by deed from Mary Jane B. Cashion as of record in Book 2993, page 571, Register's Office for said County.

(continued reverse side)

This conveyance is made expressly subject to a twelve (12) foot easement for a driveway right-of-way of ingress and egress running between the land conveyed to Joseph M. Waldron and wife, by deed of record in book 2650, page 437, said Register's Office, and Old Hickory Boulevard. The present location of said driveway is shown by dotted lines on the October 20, 1959 survey by Watkins and is constructed of a good gravel base. It is expressly agreed and understood that Will A. Rainey and wife, Clara S. Rainey may change the location of this easement so long as they construct a driveway of the same quality as the present driveway at such new location as they elect and once the construction of the new location is completed the present location shall be deemed abandoned and the right-of-way easement shall attach to the new location.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BOONE SULLIVAN and wife VELMA SULLIVAN, their *heirs and assigns, forever.*

And we *do covenant with the said* BOONE SULLIVAN and wife, VELMA SULLIVAN, *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.*

And we, WILL A. RAINEY and wife CLARA S. RAINEY, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* BOONE SULLIVAN and wife, VELMA SULLIVAN, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 11th *day of* May, *19*62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Will A. Rainey

Clara S Rainey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Will A. Rainey and wife Clara S. Rainey,

the bargainors, 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 11th day of May, 1962

[illegible], Notary Public.

Commission Expires 2/1/65

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.....

STATE TAX $ 6.50
PROBATE .50
TOTAL $ 7.00

APR 29 1968

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

Will A. Rainey Rt 1
Will A. Rainey Rt 1
Old Hickory

WARRANTY DEED

FROM

Will A. Rainey and wife Clara S. Rainey

TO

Boone Sullivan and wife Velma Sullivan

14291

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 29 10 42 AM '68

RECORDED BOOK 118 PAGE 652
RECORDING FEE $ 6.50
DEP. REG. B

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE