Deed Prepared by James R. McKinney, Attorney, Madison, Tennessee

BOOK 4257 PAGE 93

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry T. Carroll et ux	Same	Map 42-15
(NAME:)	(NAME:)	Par. 116
220 Beverly Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventeen Thousand Nine Hundred Fifty and no/100 ($17,950.00) ---------- *DOLLARS*

Cash in hand paid receipt of which is hereby acknowledged

I, Ethel C. Lucarini, a widow, hereinafter called the Grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* Harry T. Carroll and wife, Maude A. Carroll, hereinafter called the Grantees, 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. 40 on the Plan of Blair Heights, Section III, as of record in Book 2133, Page 104, Register's Office for said County.

Said Lot No. 40 fronts 135 feet on the westerly side of Beverly Drive and runs back 248.53 feet on the southerly line and 271.36 feet on the northerly line, to a dead line in the rear, which is a broken line, measuring 133.2 feet thereon.

This conveyance is made subject to restrictive covenants contained in an instrument executed by J. W. Blair and wife, of record in Book 2291, Page 89, as amended in deed from J. W. Blair and wife, to Thelma Powell, of record in Book 2346, Page 174, said Register's Office.

Being the same property conveyed to Joe Lucarini and wife, Ethel C. Lucarini, by deed from R. J. Richmond and wife, Bertha T. Richmond of record in Book 2636, Page 371, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 220 Beverly Drive (House Number) (Street) Madison, Tennessee (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 Grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *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.*

And I, the Grantor *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* August, *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.*

Ethel C. Lucarini

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ethel C. Lucarini, Widow

the within named bargainor, 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 Madison, Tennessee, this 2nd day of August, 1968.

Hubert L Baker Notary Public

Commission expires Aug 10, 1969

AUG-5 CONV 17,950.00
AUG-5 S'TAX A* 46.54
AUG-5 PR'FEE A* .50
AUG-5 W'DEED A* 3.00 $ 50.04

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 17,950.00.

Affiant Ethel C. Lucarini

Subscribed and sworn to before me this 2 day of August, 1968.

Hubert L Baker
Notary Public

WARRANTY DEED

FROM Ethel C. Lucarini, Widow

TO Harry T. Carroll et ux

A 07837

IDENTIF. REFERENCE

AUG 5 2 14 PH '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee