WARRANTY DEED

BOOK 4263 PAGE 92

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Carney, et ux (NAME:)	same (NAME:)	11D-53525
3228 Knobview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FIFTEEN HUNDRED and FIFTY ($1,550.00) *DOLLARS* cash in hand paid by the grantees, the receipt of which is hereby acknowledged, I, Robert A. Green

This instrument was prepared by E. T. Hollins Jr., Atty. 903 Stahlman Bldg. Nashville, Tenn.

have bargained and sold, and by these presents do transfer and convey unto the said James A. Carney and wife, Edith A. Carney, 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. 35 on the unrecorded Map of a Subdivision of Tract XIII, of the Anderson Estates, Section I, as originally recorded in Book 1130, page 37, Register's Office for said County, and described according to an unregistered copy of a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows: Beginning at a point in the west margin of Myatt Drive, at the corner of Lots 35 and 36; being 53.4 feet south of a concrete monument set at the beginning of a curve into Roosevelt Avenue; thence with the line between said Lots, westerly 136 feet to a point at the corner of Lot No. 66; thence with the line between Lots 35 and 66, southerly 65 feet to the corner of Lot 34; thence with the line between Lots 34 and 35, easterly 136 feet to the west margin of Myatt Drive; thence with the margin of the same, northerly 65 feet to the point of beginning. Being the same property conveyed to Robert A. Green by deed from Claiborne F. Wells, Jr., et ux, of record in Book 3962, page 153 said Register's Office.

For the consideration aforesaid, Mary R.Green, the wife of the said Robert A. Green, joins in this conveyance and grants, conveys and releases unto said Grantees, their heirs and assigns, all rights of homestead, dower and other marital rights which she has or might have in and to said land.

This is unimproved (X) improved ( ) property, known as Myatt Drive, in Nashville, Tennessee. (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 James A. Carney and wife, Edith A. Carney, their *heirs and assigns, forever.*

And I *do covenant with the said* James A. Carney and wife, Edith A. Carney *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 for 1968 taxes which are pro-rated and are assumed by the grantees, and also, except for an easement for public utilities and set back line shown on said Map of Anderson Estates. *And* I, Robert A. Green, *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. Carney and wife, Edith A. Carney, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this 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.~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1,550.00

Affiant James A Carney

Subscribed and sworn to before me, this the 24 day of August, 19 68

Notary Public

My Commission Expires: April 24, 1969

(Affix Seal)

Robert A. Green

Mary R. Green

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James C Puckett, *a Notary Public in and for said County and State,* Robert A. Green and wife, Mary R. Green

the within named 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 office in Nashville, Davidson County, Tennessee. *this* ..... *day of* August, *19* 68.

James C Puckett *Notary Public*

Commission expires May 29, 1969

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 .....

AUG 23 68	CONV	*1,550.00			
AUG 23 68	S'TAX		A*	3.90	
AUG 23 68	PR'FEE		A*	.50	
AUG 23 68	W'DEED		A*	3.00	* 7.40

A 10555

IDENTIF. REFERENCE

AUG 23 3 49 AM '68

FELIX 7. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Robert A. Green, et ux

TO James A. Carney and wife,

Edith A. Carney

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE