WARRANTY DEED

BOOK 4301 PAGE 373

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eustis E Carden et ux (NAME)	Realty Federal (NAME)	Map 116-3
404 Annex Ave (STREET ADDRESS OR ROUTE NUMBER)	4th and Union (STREET ADDRESS)	Pcl. 169
Nash. Tenn. (CITY) (P. O. ZONE) (STATE)	Nash. Tenn. (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Joan F. Raby,

have this day bargained and sold, and do hereby transfer and convey unto the said

Eustis E. Carden and wife, Ilene Crowe Carden, their

~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1212 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office for said County.

Said Lot No. 1212 fronts 80.00 feet on the northeasterly side of Annex Avenue and extends back 150.0 feet on the northwesterly line and 156.0 feet on the southeasterly line, to a line in the rear on which it measures 66.19 feet.

Being the same property conveyed to Joan F. Raby by deed from Hudson & Driver Construction Company, a Tennessee corporation, of record in Book 4061, page 838, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3902, page 965; to easements, setback lines, etc. as shown on Plan of record in Book 3700, pages 10 and 11; and to rights, conditions, obligations and restrictions regarding use of a sewerage system stated in agreement between Consolidated Developments, Inc. and City of Nashville, as of record in Book 2593, page 566, Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Subscribed and sworn to before me, this the_____ day of

_____, 19____ Affiant

My commission expires:_____ (Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 404 Annex Avenue, Nashville, Tennessee. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Eustis E. Carden and wife, Ilene Crowe Carden, their ~~XXXXX~~ (decedents)

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

Eustis E. Carden and wife, Ilene Crowe Carden, their

~~XXXXXXX~~ (decedents), heirs and assigns, against the lawful claims of all persons.

Witness my hand this day of January, 19 69, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

THIS INSTRUMENT WAS PREPARED BY:
JAMES W. STINNETT, JR., ATTORNEY
STAHLMAN BUILDING, NASHVILLE, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Joan F. Raby,

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 Nashville, *Tennessee, this* 6th *day of* January, *19* 69

Commission expires December 1, 1972 [illegible] *Notary Public*

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 $18,800.00. Affiant Rose C. Carden
Subscribed and sworn to before me this 13 day of Jan 1969
Deputy Register [illegible]

JAN 13 69	CONV	18,800.00				
JAN 13 69	S'TAX		A*	48.88		
JAN 13 69	PR'FEE		A*	.50		
JAN 13 69	W'DEED		A*	3.00	*	52.38

WARRANTY DEED
FROM
JOAN F. RABY
TO
EUSTIS E. CARDEN, ET UX
37204

A 26679

T
IDENTIF. REFERENCE

JAN 13 1 30 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JAMES W. STINNETT, JR.