This instrument prepared by:
Thomas C. Binkley, Atty.
Court Square Bldg.
Nashville, Tenn.

BOOK 4312 PAGE 82

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles D. McCracken (NAME)	Charles D. McCracken (NAME)	15D-55160
2239 Berrywood Drive (STREET ADDRESS OR ROUTE NUMBER)	2239 Berrywood Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----($10.00)---------- *Dollars,*

Cash in hand paid by Charles D. McCracken, et.al. and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption by the said McCracken of the balance owing on an indebtedness secured by vendor's lien retained in deed from Marguerite S. Brown to Ernest B. Smallen, et.ux. as of record in Book 4156, page 952, Register's Office for Davidson County, Tennessee. Said instrument was to secure the payment of a note in the original principal amount of $12,000.00.

We, James L. Carter and wife, Janie S. Carter,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles D. McCracken and Patricia E. Smith, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 212 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northeasterly margin of Berrywood Road, at the corner of Lots 212 and 213; thence with the line between said two lots, northeasterly 171 feet to a point; thence southeasterly 131.9 feet to the northwesterly margin of Ravenwood Drive; thence with the margin of the same, southwesterly 146.4 feet to the beginning of a curve; thence around said curve, westerly 38.9 feet to the northeasterly margin of Berrywood Road; thence with the margin of the same, northwesterly 103.8 feet to the beginning.

BEING the same property conveyed to James L. Carter and wife, Janie S. Carter by deed from Ernest B. Smallen and wife, of record in Book 4303, page 451, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,224.82

Subscribed and sworn to before me, this the 26 day of February 19 69

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2239 Berrywood Drive, 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 Charles D. McCracken and Patricia E. Smith, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles D. McCracken and Patricia E. Smith, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 26 *day of* February, 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.*

Ernest B. Smallen

Janie S. Smallen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* James L. Carter and wife, Janie S. Carter .....

.....

.....

the within named 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* 24 *day of* February, *1969.*

Commission expires Nov. 12, 1972 ..... *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 .....

WARRANTY DEED

FROM

James L. Carter, et.ux.

TO

Charles D. McCracken
and Patricia E. Smith

A 31283

IDENTIF. REFERENCE

FEB 24 8 45 AM '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

Return: Abstract & Title Service
420 Pearl Maxon Bldg
Madison, Tenn.

FEB24 69	CONV	16,224.82			
FEB24 69	S'TAX		A*	42.12	
FEB24 69	PR'FEE		A*	.50	
FEB24 69	W'DEED		A*	3.00	* 45.62