This instrument prepared by:
Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E.Driver, et ux (NAME:) | Noel-Palmer Co. (NAME:) | GO 16526 |
| 101 Roanoke Drive (STREET ADDRESS OR ROUTE NUMBER) | 402 Stahlman Building (STREET ADDRESS) | BOOK 4345 PAGE 780 |
| Goodlettsville, 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 grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including Grantees assuming and ~~DOLLARS~~ agreeing to pay balance owing under Deed of Trust executed by Claude H. Carpenter and wife, Martha J. Carpenter, to J.G. Palmer, Trustee, dated February 2, 1967, recorded in Book 4107, page 690, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $21,500.00, payable as specified therein,

we, Claude Carpenter and wife, Martha J. Carpenter
*have bargained and sold, and by these presents do transfer and convey unto*
*the said* James E.Driver and wife, Linda L. Driver
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 28 and a Reserved Parcel "A" on the Plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, and of record in Plat Book 3600, page 67, Register's Office for said County. Said lot No. 28 and Reserved Parcel "A" adjoin and are more particularly described together as follows:
Beginning at a concrete monument on the easterly margin of Dora Drive, said point being the southw est corner of the herein described tract; thence with the easterly margin of Dora Drive, northeasterly a distance of 223.52 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet a distance of 39.27 feet to a concrete monument on the southerly margin of Roanoke Drive; thence with the same, easterly 154.68 feet to a concrete monument; thence continuing with the same, easterly 50.52 feet to a point, said point being the northeasterly corner of lot No. 28 and the northerly corner of Reserved Parcel "A"; thence with the southerly margin of Roanoke Drive, southeasterly a distance of 44.38 feet to a concrete monument; thence with the same, southeasterly 154.68 feet to a concrete monument; thence north 86°41' west 445.20 feet to the point of beginning. Being the same property conveyed to Claude Carpenter and wife, Martha J. Carpenter, by deed from Lee Binkley, et al, Trustees of the First Baptist Church of Goodlettsville, of record in Book 4025, page 239, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 33,500.00 James E. Driver
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 1969
MY COMMISSION EXPIRES: 2/26/73 (AFFIX SEAL) Thomas M. Moore
Notary Public

A 45970

IDENTIF. REFERENCE

JUN 30 9 29 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4345 PAGE 781

| | | | | | | |
|---|---|---|---|---|---|---|
| JUN30 | CONV | 33,500.00 | | | | |
| JUN30 S'TAX | | | B* | 87.10 | | |
| JUN30 PR'FEE | | | B* | .50 | | |
| JUN30 | W'DEED | | B* | 4.50 | * | 92.10 |

unimproved ( )
This is improved (X) property, known as 101 Roanoke Dr., Goodlettsville, Tenn.
(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 E. Driver and wife, Linda L. Driver *their heirs and assigns, forever.*

*And* we *do covenant with the said* grantees *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,* except for the above mentioned deed of trust.

*And* we, Claude Carpenter and wife Martha J. Carpenter *do further covenant and bind* ourselves/our *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* our *hands this* 26th *day of* June, *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.*

Claude Carpenter

Martha J. Carpenter

BOOK 4345 PAGE 782

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State, the within named* Claude Carpenter and wife, Martha J. Carpenter, *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* 26th *day of* June *, 19* 69.

Thomas M. Moore *, Notary Public.*

*Commission Expires* Feb. 26, 1973.

---

*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* .....