(This instrument was prepared by James A. Lesemann, Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4351 PAGE 949

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Carney and wife	(same)	12 D 14865
(NAME:	(NAME:	Map 61-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 54
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, ABNER H. BIDWELL AND WIFE, GLADYS BROWN BIDWELL, hereinafter called the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES M. CARNEY AND WIFE, BETTIE G. CARNEY, herein 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:*

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Gra-Mar Acres, Section 11, as of record in Book 2663, page 113, and a triangular strip of ground lying between Lots Nos. 321 and 322 on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, page 43, Register's Office, and Lot No. 333 on said plan of Gra-Mar Acres, Section 11, of record in Book 2663, page 113, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Joyce Lane at the corner of Lots Nos. 332 and 333; thence with the line between said two lots southeastwardly 254.3 feet; thence north 50° east 195.6 feet; thence northwesterly 20 feet to the corner of Lots Nos. 333 and 334; thence with the line between said two lots northwestwardly 238.6 feet to the southeasterly margin of Joyce Lane; thence with the same southwesterly 141.1 feet to the beginning.

Being the same property conveyed to Abner H. Bidwell and wife, Gladys Brown Bidwell, by deed from Robert A. Castleman, Sr., and wife, of record in Book 3765, page 329, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2875, page 474; setback line and easements as shown on Plan of record in Book 2663, page 113; all in said Register's Office.

This is improved (X) unimproved ( ) property, known as 592 Joyce Lane, (House Number) (Street) Nashville, (P. O. Address:) Tennessee (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 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 as stated herein, and taxes for 1969 which have been pro-rated and assumed by the said grantees.

And we, the said grantors, *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 *hand* s *this* 10 *day of* July, *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.*

Abner H. Bidwell
(Abner H. Bidwell)

Gladys Brown Bidwell
(Gladys Brown Bidwell)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abner H. Bidwell and wife, Cladys Brown Bidwell,

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 Tennessee, this 10 day of July, 19 69.

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

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 32800.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of July 19 69

Notary Public

Commission Expires: My Commission Expires May 3, 1973

JUL 22	CONV	32,800.00			
JUL 22	STAX		A*	85.28	
JUL 22	RGTFEE		A*	.50	
JUL 22	VRIFED		A*	3.00	* 88.78

WARRANTY DEED

FROM

ABNER H. BIDWELL ET UX

TO

JAMES M. CARNEY ET UX

A 48255

IDENTIF. REFERENCE

JUL 22 10 28 AM '69

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