This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
F-408

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
22-0-108.1	Mr. Harvey W. Carney 1813 County Hospital Road Nashville, Tennessee 37218	Harvey W. Carney 1813 County Hospital Road Nashville, Tennessee 37218
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM C. GIFFORD and wife, SUE D. GIFFORD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HARVEY W. CARNEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 14th Civil District of said County, also being in the 1st Metropolitan District of said County according to the survey to which reference is hereinafter made, being Tract No. 2 of the W. L. Boyd Estate, not of record, and described according to a survey thereof made by Wayne S. Cooper, Sr., dated July 19, 1968 and revised August 19, 1970, as follows:

BEGINNING at an iron pin on the southerly margin of Clay Lick Road at the most northerly common corner of Tracts Nos. 1 and 2 of said W. L. Boyd Estate, said iron pin also being at the northeast corner of the property conveyed to Richard Gregory and wife, by deed from J. C. Garrett, et al, of record in Book 4279, page 474; thence with the line between said Tracts Nos. 1 and 2 and along said Gregory's easterly line, south 4°15' west 765.0 feet to an iron pin located in the northerly line of the T. H. Sherer's property; thence along said Sherer's northerly line, south 83°25' east (corrected from "...south 23°25' east..." in the deed from J. C. Garrett, et al, to William C. Gifford, of record in Book 4274, page 482), 116.1 feet to an iron pin at the southwest corner of Riley's property; thence along Riley's northeasterly line, north 55°00' east 164.1 feet to a point at the most southerly common corner of Tract Nos. 2 and 3 of said W. L. Boyd Estate, said point also being at the southwest corner of the property conveyed to Laura A. Parrish, a widow, et al, by deed from William C. Gifford and wife, of record in Book 4316, page 308; thence with the line between said Tracts Nos. 2 and 3 and along said Parrish's westerly line, north 4°15' east 666.7 feet to an iron pin on the southerly margin of said road, north 85°45'west 250.0 feet to the point of beginning, containing 4.11 acres, more or less.

Being part of the property conveyed to William C. Gifford by deed from J. C. Garrett, et al, of record in Book 4279, page 482.

This conveyance is made subject to restrictions of record in Book 4279, page 482.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of September, 1970.

William C Gifford
William C. Gifford

Sue D. Gifford
Sue D. Gifford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4445 PAGE 636

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

William C. Gifford and wife, Sue D. Gifford

the 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, the 2nd day of September, 1970.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 6,000.00

Harvey W. Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 1970

MY COMMISSION EXPIRES July 23, 1974 (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: mas

FROM
WILLIAM C. GIFFORD and wife

TO
HARVEY W. CARNEY

A 90040

IDENTIF. REFERENCE

SEP 15 3 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 15 70	CONV	*6,000.00			
SEP 15 70	S'TAX		A*	15.60	
SEP 15 70	PR'FEE		A*	.50	
SEP 15 70	W'DEED		A*	3.00	* 19.10

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public