This instrument was prepared by
[illegible], CROCKETT, GUENTHER,
[illegible] Bank and Trust Bldg.
...ville, Tennessee 37201

# WARRANTY DEED

BOOK 4453 PAGE 280

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charlie J. Carman, et ux | Charlie J. Carman, et ux | Map 71-8 |
| (NAME) | (NAME) | |
| 507 Edwin Avenue | 507 Edwin Avenue | Par. 363 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37207 | Nashville, Tennessee 37207 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | PW |

*FOR AND IN CONSIDERATION of the sum of* Ten and 00/100th ($10.00)----------

---------- *Dollars,*

and other good and valuable considerations, cash in hand paid by Charlie J. Carman and wife, Anna Lee Carman, receipt and sufficiency of which are acknowledged, which considerations include the assumption of the unpaid indebtedness secured by deed of trust from Burneys B. York, et ux to J. J. Foley, Jr., Trustee, of record in Book 4278, page 906, Register's Office for Davidson County, Tennessee, we

Burneys B. York and wife, Mattie Elizabeth York

*have this day bargained and sold, and do hereby transfer and convey unto the said* Charlie J. Carman and wife, Anna Lee Carman, their

*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 40 on the map of Section II, Rawls Tract Subdivision, as of record in Book 1424, page 84, Register's Office for said County.

Said lot fronts 50 feet on the north side of Edwin Avenue and runs back between parallel lines 184 feet to a dead line. Being the same property conveyed to Burneys B. York and wife, Mattie Elizabeth York, by deed from Howell Winston Morris and wife, of record in Book 4278, Page 904, said Register's Office.

This conveyance is subject to utilities easement, setback line and conditions of owner's certificate on plan of record in Book 1424, Page 84, and to restrictive covenants of record in Book 1516, Page 415, both instruments recorded in said Register's Office. Grantees will pay 1970 property tax and will receive escrow balance held by mortgagee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 17th day of OCTOBER 19 70

Affiant Charlie J. Carman

My commission expires: _____ (Affix Seal)

Notary Public [illegible]

This is unimproved ( ) improved (X) property, known as 507 Edwin Avenue (House Number) (Street) Nashville, Tennessee 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* Charlie J. Carman and wife, Anna Lee Carman, 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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charlie J. Carman and wife, Anna Lee Carman, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 17th *day of* October, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mattie Elizabeth York  Burneys B. York

BOOK 4453 PAGE 281

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Undersigned, *a Notary Public in and for said County and State,* Burneys B. York and wife, Mattie Elizabeth York

*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* NASHVILLE, *Tennessee this* 17th *day of* OCTOBER, *19* 70

*Notary Public*

*Commission expires* 5-7-74

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* .....

OCT 20 70 CONV 12,500.00
OCT 20 70 S'TAX A* 32.50
OCT 20 70 PR'FEE A* .50
OCT 20 70 W'DEED A* 3.00 * 36.00

**WARRANTY DEED**

FROM
Burneys B. York, et ux
TO
Charlie J. Carman, et ux

A 93576

IDENTIF. REFERENCE

OCT 20 8 45 AM '70

FELIX Z. WILSON III 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

Williams Realty Co.
1527 Woodmont Blvd.
27209