BOOK 4520 PAGE 630 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1971.

Notary Public

MY COMMISSION EXPIRES: Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney Stahlman Building, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Carney ET UX (NAME)	Simpson Realty Co. (NAME)	60-12
3228 Knowview Drive (STREET ADDRESS OR ROUTE NUMBER)	444 James Robertson Parkway (STREET ADDRESS)	1/61 6.5
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	1-20 02.5-5C

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gilbert L. Sepulveda and wife Bernice Thorpe Sepulveda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Carney and wife Edith A. Carney

HEREINAFTER 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 two tracts of land described as follows:
Tract I. Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, October 9, 1954, described as follows:
Being the front portion of a lot on Hart Lane, beginning at a point on the northerly margin of Hart Lane and going 283.3 feet northerly on the westerly margin of this lot; thence east 50 feet; thence south 286.4 feet and thence west 50 feet to the beginning.
Tract II. Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, October 9, 1954, described as follows:
Being the southerly 32 feet of the rear portion of a lot on Hart Lane, beginning at a point on the westerly margin 283.3 feet north of the northerly margin of Hart Lane, from said point North 32 feet on the Westerly margin; thence east 50 feet; thence south 32 feet; thence west 50 feet to the point of beginning.
Being the same property conveyed to Gilbert L. Sepulveda and wife, Bernice Thorpe Sepulveda, by deed from Eldron Benton Gillahan and wife, Donnie A. Gillahan, as record in Book 4368, Page 729, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 207 Hart Lane Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of July, 1971

Gilbert L. Sepulveda

Bernice Thorpe Sepulveda

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, J. T. Murphree, a Notary Public in and for said County and State, the within named Gilbert L. Sepulveda and wife, Bernice Thorpe Sepulveda

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 12 day of July 1971

Commission expires 2-22-1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Gilbert L. Sepulveda et ux

TO
James A. Carney et ux

B 2 3 1 3 3

IDENTIF. REFERENCE

JUL 16 11 25 AM '71

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 16 71	CONV	14,500.00			
JUL 16 71	S'TAX		A*	37.70	
JUL 16 71	PR'FEE		A*	.50	
JUL 16 71	W'DEED		A*	4.00	* 42.20