THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
HARTSVILLE, TENN.

BOOK 4807 PAGE 159

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-152	Mr/Mrs Robert L. Brown, Jr. same as below	Guaranty Mortgage Company First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-5359	214 Carriage Drive	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 which is hereby acknowledged,

PR18 CONV 34,900.00
PR18 S'TAX A* 90.74
PR18 PR'FEE A* .50
PR18 WDEED A* 4.00 * 95.24

DARRELL H. ABNEY and wife, MARY KAY ABNEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. BROWN, JR., and wife, PATRICIA A. BROWN

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 Lot No. 168 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54.

Said Lot fronts 88 feet on the southerly side of CarriageDrive and extends back 162.40 feet on the easterly line and 156.45 feet on the westerly line, to a dead line and measures 77.80 feet.

Being the same property conveyed to Darrell H. Abney and wife, Mary Kay Abney, by deed from Bradford H. Ward and wife, Donna Katherine C. Ward, as of record in Book 4570, page 833.

This conveyance is made subject to restrictions of record in Book 4317, page 284.

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, Except for 1974 taxes, which have been prorated and assumed by Buyers.

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 17th day of April, 19 74

Mary Kay Abney
Mary Kay Abney

Darrell H. Abney
Darrell H. Abney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1807 PAGE 160

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Darrell H. Abney and wife, Mary Kay Abney 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 17th day of April, 1974.

My commission expires: 7/27/77

Notary Public

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

$34,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DARRELL H. ABNEY AND WIFE

TO

ROBERT L. BROWN, JR., AND WIFE

C 5 0 5 4 0

IDENTIF. REFERENCE

APR 18 12 02 PM '74

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TENN.

File

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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____.

Notary Public