THIS INSTRUMENT PREPARED BY:

BOOK 4978 PAGE 259

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-81	ROBERT L. CARNEY, ET UX	Guaranty Mortgage Company First American Center Nashville TN 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30711
9D-57532	245 New Sawyer Brown Rd.	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) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

RUBY M. McCLELLAN, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT L. CARNEY AND WIFE, MARY LOU 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 Lot No. 110 on the Plat of Stacy Square, Section 3, of record in Plat Book 4175, page 154, Register's Office for said County.

Said Lot 110 fronts 80.0 feet on the northerly margin of Sawyer Brown Road and extends back 141.0 feet on the westerly line, and 150.7 feet on the easterly line, to a line on the rear on which it measures 85.80 feet.

Being the same property conveyed to Ruby M. McClellan, by deed from Bithel G. Page and wife, Marjorie Sue Pate, of record in Book 4709, page 60, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4467, page 85, said Register's Office.

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 1975 taxes, which have been prorated and assumed by Grantee.

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 8th day of December, 19 75.

Ruby M. McClellan
RUBY M. MCCLELLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ruby M. McClellan, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of December, 1975.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY * TENN.

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

$ 26,500.00

X Amant

Robert L. Carney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1975

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY * TENN.

WARRANTY DEED

FROM

RUBY M. McCLELLAN,

UNMARRIED

TO

ROBERT L. CARNEY & WIFE,

MARY LOU CARNEY

D 27679

IDENTIF. REFERENCE

DEC 10 1 33 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Nat'l Bank Bldg.
Nashville, Tennessee
37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~DEC 10 75~~ CONV 26,500.00 a Notary Public in and for the State and County aforesaid, personally appeared ~~DEC 10 75~~ S TAX and $ 68.90, with whom I am personally acquainted and who upon oath acknowledged $ .50 to be the _____ and ~~DEC 10 75~~ WDEED, respectively, of $ 4.00 * 73.40, 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