# WARRANTY DEED

BOOK 5351 PAGE 39

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,500.00

William M. Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 1978.

Mack D. Whi
Notary Public

MY COMMISSION EXPIRES: 10/22/79

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

J. K. Woodard, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William M. Kennedy and George W. Carter III (NAME) | same as new owner (NAME) | 53-3 |
| 1218 Ellistion St. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Part 187 Ja |
| Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, ~~XX~~ I, Albert C. Evans,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Kennedy and George W. Carter III, as tenants in common

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:

Being Lot No. 207, Section B, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 67, in Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Jones and Thirteenth Streets, containing 0.11 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Albert C. Evans and wife, Willie Fay S. Evans by deed from E. I. du Pont de Nemours and Company of record in Book 1916, page 348, Register's Office for Davidson County, Tennessee and further conveyed to Albert C. Evans by Court Decree of record in Book 5339, page 462, said Register's Office. The said Willie Fay S. Evans having since died.

A. M. Evans having power of attorney to sign the deed to convey said property by instrument of record in Book 534, page 424, said Register's Office.

~~Unimproved~~ This is improved (XX property, known as 1301 Jones Street, Old Hickory, Tennessee
(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 my hand this 2nd day of October, 1978

Albert C. Evans

ALBERT C. EVANS

by A. M. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert C. Evans,

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

Witness my hand and official seal at Madison, Tennessee, this _____ day of _____, 19__

Commission Expires _____, Notary Public.

OCT 16 CONV 19,500.00
OCT 16 STAX B* 50.70
OCT 16 PR FEE B* .50
OCT 16 W DEED B* 4.00 * 55.20

STATE OF _____ 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 purpose 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

OCT 16 1978 FEE $ 1.00 REGISTER'S OFFICE DAVIDSON CO. TENN. 54 AM '78 TAX REFERENCE

E 9447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 1978, before me personally appeared A. M. Evans, to me known to be the person who executed the foregoing instrument in behalf of Albert C. Evans and acknowledged that he executed the same as the free act and deed of said Albert C. Evans.

Witness my hand and official seal at Madison, Tennessee, this 2nd day of October, 1978.

Janet M. White
Notary Public

My Commission Expires: 10/18/81

WARRANTY DEED
FROM
Albert C. Evans
TO
William M. Kennedy and
George W. Carter III
TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE Company of New York