WARRANTY DEED

BOOK 5368 PAGE 936

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41900-

Linda Gail Tracy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Nov. 1978

Notary Public

MY COMMISSION EXPIRES: 11-1

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Tracy et ux (NAME)	Everett W. Carlson (NAME)	96-10
3103 Ironwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	7975 Ridge Rd. (STREET ADDRESS)	248 1a
Nashville Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Seminole Fla. 33542 (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, WE, Everett W. Carlson and wife, Victoria D. Carlson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Charles Tracy and wife, Linda Gail Tracy

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 Lot No. 640 on the Plan of Cloverhill, Section VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot 640 is described as beginning at a point on the southwesterly margin of Ironwood Drive, the common corner of Lots 639 and 640; thence with the line between said lots, southwesterly 319 feet to a point; thence north 87° 39' west 22.3 feet to a concrete monument; thence north 20° 14' east 110 feet to a concrete monument; thence north 32° 37' west 67.7 feet to a concrete monument; thence north 36° 14' east 195.7 feet to a concrete monument on the southwesterly margin of Ironwood Drive; thence with the margin of said Drive, southeastwardly 31.98 feet to a concrete monument, and continuing with the same, southeastwardly 50 feet to the beginning.

Being the same property conveyed to Everett W. Carlson and wife, Victoria D. Carlson by deed from J. R. Coarsey and H. H. Richardson and J. R. Coarsey, Trustee as of record in Book 2444, page 319 said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and setback lines that are applicable to the above described property.

unimproved ( )
This is improved ( ) property, known as _____
(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 28th day of November, 1978

Everett W. Carlson
Everett W. Carlson

Victoria D. Carlson
Victoria D. Carlson

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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 Everett W. Carlson and wife, Victoria Carlson

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 28 day of November, 1978

Notary Public

Commission Expires 11-12-80

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

F-0241.14

IDENTIF. REFERENCE

Nov 29 2 21 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

NOV29'78	CONV	41,900.00		
NOV29'78	S'TAX		B* 108.94	
NOV29'78	PR'FEE		B* .50	
NOV29'78	W'DEED		B* 4.00	* 113.44

P.O. Box 855

WARRANTY DEED

FROM Everett W. Carlson et ux

TO John Charles Tracy et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York