WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

Map 183 p - 80 ld

BOOK 7568 PAGE 212

3415 06/09 0101 01CASH 6.00

Return to: (enclose self-addressed stamped envelope)
Name
Allen W. & Anna M. Carlson
Address: 1316 56th Street, West
Bradenton, Florida 34209

This Instrument Prepared by:
Allen W. Carlson
Address: 1316 56th Street, West
Bradenton, Florida 34209

Property Appraisers Parcel Identification (Folio) Number(s):

Commercial Paper & Printing Co., Inc., 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* tenth (10) *day of* June *A. D.* 1988 *by* Allen W. Carlson

hereinafter called the grantor, to Anna M. and Allen W. Carlson (Joint Tenants) with full rights of Survivorship.

whose postoffice address is 1316 56th Street, West, Bradenton, Florida 34209 *hereinafter called the grantee:*

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $1.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Davidson *County, Florida, viz:* ~~xxxxxxxx~~x Tennessee, viz:

38284

IDENTIFT REFERENCE

JUN 9 11 42 AM '88

FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TN

Land in the 5th Civil District of Davidson County, Tennessee, being Tract 11 on the survey of a portion of the Burkitt property by A & A Engineers Inc., dated May 18, 1976, George Anton, Engineer, which survey is not of record, said Tract 11 being more particularly described according to such survey as follows:
BEGINNING at a point in the east margin of Old Hickory Boulevard, George Kersey's southwest corner, the northwest corner of Tract No. 5 in said survey and formerly W.G.Burkitt's northwest corner; thence with the east and south margin of Old Hickory Boulevard, S 1 deg. 39' 21" E 204.88 feet; S 27 deg. 42' 07" W 107.30 feet; S 46 deg. 15' 54" W 80.08 feet, S 58 deg. 22' 17" W 25.57 feet; S 58 deg. 22' 17" W. 25.26 feet; S 81 deg. 53' 11" W 59.09 feet, S 88 deg. 49' 20" W 15.65 feet, S 88 deg. 49' 20" W 68.52 feet, S 89 deg. 52' 20" W 131.48 feet, S 89 deg. 52' 20" W 200.0 feet to the point of beginning; thence with the south margin of Old Hickory Boulevard S 89 deg. 26' 58" W 200.0 feet to the northeast corner of Tract No. 12 in said survey; thence with the line between Tract No. 11 and Tract No. 12, S 3 deg. 42' 15" W 582.80 feet, S 2 deg. 44' 58" W. 578.52 feet to the point in the north line of Tract No. 13 in said survey; thence with the north line of Tract No. 13, S 82 deg. 45' 21" E 210.0 feet to a point, the southwest corner of Tract No. 10 in said survey; thence with the line between Tract No. 10 and Tract No. 11, N 0 deg. 09' 44" E 1187.06 feet to the point of beginning containing by said survey 5.93 acres, more or less.

Being the same property conveyed to Allen W. Carlson, by deed from Gladys E. Bowman and wife, Bonnie Bragg, of record in Book 5017, page 516 & 517, of the Registered Officer for Davidson County, Tennessee. Full Release of Lien was executed by Jim Stevens and Ernie Hill February 27, 1968 to Allen W. Carlson of record in Book 6257, Page 758 of the Register's Office for Davidson County, Tennessee.

Subject to valid restrictions, reservations and easements of record.

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Allen W. Carlson L.S.

Allen W. Carlson L.S.

STATE OF Tennessee
COUNTY OF Davidson

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of June A. D. 19 88

Notary Public
My Commission Expires 12-3-91