44307

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

MAIL ENV.

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP & PARCEL

James Edward Harris and wife, Andrea Laverne Harris
5517 Clarksville Hwy.
Joelton TN 37080

SAME

BOOK 9024 PAGE 803

7993 07/26 0101 03CHECK 3.00

WARRANTY DEED

For and in consideration of the sum of **FORTY-THREE THOUSAND ($43,000.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I, **DOROTHY CARNEY**, have bargained and sold, and by these presents do transfer and convey unto the said **JAMES EDWARD HARRIS AND WIFE, ANDREA LAVERNE HARRIS**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, 14th (formerly the 24th) Civil District, State of Tennessee, described as follows:

Beginning at a point in the center of Old Hickory Boulevard, said point lying northeasterly along the center of said Boulevard 50 feet from the intersection of the center lines of said Boulevard and Carney Road; thence South 86 deg. East, passing an iron pin in the southeasterly margin of said Boulevard at 34.5 feet, and continuing in the same direction along Carney's northerly line, in all 480.5 feet to a poplar stump at Carney's northeast corner; thence with Gardner's westerly line North 1 deg. 04 min. West 75 feet to a point at the southeast corner of the 2 acre tract as shown on said survey; thence with the southerly line of said 2 acre tract North 86 deg. West 185 feet, more or less, to a point; thence with the same North 64 deg. 41 min. west, passing an iron pin in the southeasterly line of said Boulevard at 172.5 feet, and continuing in the same direction, in all, 203.6 feet to a point in the center of said Boulevard; thence with the center of said Boulevard South 35 deg. 19 min. West 44.2 feet and South 38 deg. 48 min. West 134.8 feet to the beginning, containing 1 acre, more or less, according to a survey made by Hickerson and Johnson, Engineers, dated June 5, 1962.

Being the same property conveyed to Olice Carney and wife, Dorothy Carney, by deed of record at Book 104, Page 216, Register's Office for Davidson County, Tennessee. The said Olice Carney is now deceased, leaving Dorothy Carney as the sole surviving tenant by the entirety.

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.

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.

Witness our hands this 30 day of June, 1993.

X Dorothy Carney
DOROTHY CARNEY

NOTARIAL SEAL
STATE OF TENNESSEE

STATE OF OHIO

COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Carney, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at STRONGSVILLE, Ohio, this the 30 day of June, 1993.

David Carney
NOTARY PUBLIC

DAVID CARNEY
Notary Public - State of Ohio, Cuya. Cty.
My Commisssion Expires June 24, 1997

NOTARIAL SEAL · OHIO · STATE OF

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $43,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

James E Harris
AFFIANT

Sworn to and subscribed before me this the 16th day of ~~June~~ July, 1993.

Kitty M. Lane
NOTARY PUBLIC

NOTARY PUBLIC · CHEATHAM CO. TENN.

My Commission Expires: 8/17/93

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Register of Deeds, do certify this
Instrument was received at 1:20 o'clock
P.m. on 7-20 1993 entered in
State Book D Page 26 entered in
Book No. 336 Page 348
Amounts paid under receipt No. 2692
STATE TAX: DEED $ 159.10
STATE TAX: MTGS $
PROBATE FEE: $ 1.00
RECORDING FEE: $ 8.00
TOTAL $ 168.10
Dee Douglas Register