# WARRANTY DEED

TCB-ETCC-99-2239

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July, 99

NOTARY PUBLIC
My Public, STATE AT LARGE

MY COMMISSION EXPIRES
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999.

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS. | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| William Carlton | Interfirst | 101 |
| (NAME) | (NAME) | |
| 6774 Gower Road | 305 East Eisenhower Parkway | 00-0 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Ann Arbor, MI 48108 | 87 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Horace Frank Carlton, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Carlton and Tabitha Dunn

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 a parcel of land in Davidson County, Tennessee, and being the easterly 5 acres of the Tom Carlton property, as of record in Book 2134, Page 310, Register's Office for Davidson County, Tennessee, and being bounded on the south by Gower Road, on the west by Carlton, on the north by Campbell, and on the east by Sullivan and Barnes, and being more particularly described as follows:

Beginning at an iron pin in the north right-of-way line of Gower Road, the southeast corner of the Tom Carlton property, a common corner with A. A. Barnes, said pin being located approximately 1075 feet west of River Road;

Thence with the North right-of-way line of Gower Road South 54 deg. 15 min. 01 sec. west, 81.25 feet to a point;

Thence south 42 deg., 02 min. 47 sec west, 43.75 feet to an iron pin corner;

Thence leaving the north right-of-way line of Gower Road and on a line through the Carlton property north 45 deg. 16 min. 19 sec. west, 1208.99 feet to an iron pin corner in the south line of Michael Campbell;

Thence with Campbell north 52 deg. 35 min. 56 sec. east, 69.11 feet;

Thence north 63 deg. 21 min. 24 sec. east, 125.78 feet;

Thence north 69 deg. 22 min. 56 sec. east, 178.48 feet to an iron pin corner common with Campbell and Frank Sullivan;

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 6774 Gower Road, Nashville, Tennessee 37209
(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 July, 19 99

Horace Frank Carlton

Horis

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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 Horace Frank Carlton, a single man

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 2nd day of July, 19 99.

Commission expires

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, My Commission Expires NOV 27, 1999 a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes 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

6993 08/17 0101 03CHECK 336.22

**RETURN TO:**
**TITLE CONNECTION, INC.**

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

Thence leaving Campbell and with Sullivan South 22 deg. 50 min. 41 sec. East, 622.42 feet to an 18-inch cedar and fence corner common with Sullivan and A. A. Barnes;

Thence leaving Sullivan and with Barnes south 54 deg. 34 min. 00 sec. 156.42 feet to a 21-inch hackberry;

Thence south 31 deg. 38 min. 26 sec. east, 146.50 feet to a 15-inch cedar;

Thence south 46 deg. 02 min. 15 sec. east, 166.60 feet to the stump of a double osage orange;

Thence south 63 deg. 02 min. 12 sec. east, 60.50 feet to the point of beginning.

Being the same property conveyed to Horace Frank Carlton, a single man, by Quitclaim Deed from Thomas R. Carlton, Sr., and wife, Eleanor H. Carlton (Larry H. Snedeker, Trustee), of record in Deed Book 6986, Page 852, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

06251166
IDENTIF. & REFERENCE
99 AUG 17 AM 9:07
WILL C... REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| CO | - CONVEYANCE | CC | - CERTIFIED COPY | MISC | - MISCELLANEOUS |
| MO | - MORTGAGE | REL | - RELEASE | CO TX | - STATE TAX CONVEY |
| WD | - WARRANTY DEED | UCC | - UNIFORM COMMERCIAL CODE | MO TX | - STATE TAX MORT |
| TD | - TRUST DEED | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

0625166
IDENTIF. ↑ REFERENCE

99 AUG 17 AM 9:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT 86817.00
CON TX 321.22
PRFEE 1.00
BANK 12.00
CFEE 2.00
TOTAL 336.22
CHECK 336.22

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1507239

08/17/99 01 09:07 0001 6993