This instrument pprepared by
John W. Carney
201 Diane Court
Madison, Tennessee

BOOK 4456 PAGE 6

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie Carney	Freddie Carney	Map. 39
(NAME:)	(NAME:)	Par. 0
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
White's Creek, Tennessee	White's Creek, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pul

For and in Consideration of the sum of ---------$10,000.00----------

----------Ten Thousand and no/100----------***DOLLARS***

Tracts Nos. 1 and 2: John W. Carney, Archie Marvin Carney, Oda Katherine Carney Garrett and Audrey Carney Santi, as devisees under the will of Jesse Warren Carney, deceased
TRACT No. 3: Joe Carney

have bargained and sold, and by these presents do transfer and convey unto the said Freddie Carney ***and*** their ***heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:***

Land located in the 14th Civil District of Davidson County, Tennessee, on the east side of Highway 41, and being shown as Parcel No. 2 on a survey dated August 4, 1970, made by Wayne S. Cooper, Sr., Surveyor, and according to said survey is described as follows:

Beginning at an iron pin in the east margin of U. S. Highway 41 and on the north side of road to Joe Carney and a point being the southwest corner of this parcel and common to the northwest corner of parcel No. 1 on the aforesaid survey; thence North 52 deg. 30' East 384.0 feet along branch and north of road to Joe Carney to an iron pin in fence line north Joe Carney Road, common to Joe Carney's west line and the northeast corner of parcel No. 1; thence North 5 deg. 40' East 522.1 feet along Joe Carney's west line to an iron pin; thence North 69 deg. 20' West 862.1 feet to an iron pin in the center line of Simpkins Road; thence South 21 deg. 00' East 190.0 feet along center line of road to an iron pin; thence South 4 deg. 30' West 245.0 feet along center line of road to an iron pin; thence South 23 deg. 30' East 315.0 feet along road to an iron pin; thence South 2 deg. 00' East 133.0 feet to an iron pin in the east margin of U. S. Highway 41; thence South 43 deg. 26' East 375.2 feet along margin of highway to the point of beginning, containing 11.06 acres, more or less.

Being part of the same property conveyed to J. Warren Carney and wife, Oda Oliphant Carney, by deed from Jno. B. Cobb, County Court Clerk, of record in Book 2487, page 110, said Register's Office. The said J. (Jesse) Warren Carney died testate on July 30, 1969, with his wife, Oda Oliphant Carney, having predeceased him, and by will of record in Will Book 95, page 3, County Court Clerk's Office for said County, devised said property to John W. Carney, Archie Marvin Carney, Oda Katherine Carney Garrett and Audrey Margaret Carney Santi.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Freddie Carney *his heirs and assigns, forever.*

And we *do covenant with the said* Freddie Carney *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.*

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* Freddie Carney *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 24th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible] Consideration
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE [illegible] DAY OF Oct 1970.
[illegible] COUNTY, TENN.
Deputy Register

John W. Carney
Virginia Marvin Carney
Ola Katherine Carney Garrett
Audrey Carney Santa

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, F. D. Swaby, *a Notary Public in and for said County and State,* John W. Carney, Archie Marvin Carney, Oda Katherine Carney Garrett and Audrey Carney Santi,

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

Witness my hand and official seal at White's Creek, *Tennessee, this* 24th *day of* October, *19* 70.

F. D. Swaby *Notary Public*

Commission expires 1-27-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

OCT 30	CONV	10,000.00				
OCT 30	S TAX		A*	26.00		
OCT 30	PR FEE		A*	.50		
OCT 30	W DEED		A*	4.50	*	31.00

WARRANTY DEED

FROM
JOHN W. CARNEY ET AL

TO
FREDDIE CARNEY

A 94827

IDENTIFICATION

OCT 30 1 56 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee