BOOK 1672 PAGE 90

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. and Mrs. Michael Carney (NAME)	Mr. and Mrs. Michael Carney (NAME)	map 52
Route #1, Box 63 (STREET ADDRESS OR ROUTE NUMBER)	Route #1, Box 63 (STREET ADDRESS)	parcel 98
Whites Creek, Tennessee (CITY) (P. O. ZONE) (STATE)	Whites Creek, Tennessee 37189 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

five ---------- *DOLLARS*

cash paid to us by Michael Carney and wife Edith Carney, the receipt of which is hereby acknowledged, and of the assumption by them of the $6,909.37 balance due on our $8,827 trust deed note dated November 27th, 1971, and payable to the order of Ashland City Bank and Trust Company, we, Ernest Freudeman Jr. and wife Joyce Freudeman

---------- *have bargained and sold, and by these presents do transfer and convey unto*

the said Michael Carney and wife Edith Carney, and their

---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

a tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being composed of three small tracts and described together as follows:
beginning at a stake in the south line of Luther Carney's land and being the northwest corner of the land herein described and running thence with Carney's south line north 75° east 75.2 poles to a gum, George B. Carney's corner; thence with George B. Carney's west line, south 68 poles to a stake on a ridge; thence east 25 poles, more or less, to a stake; thence south 24 poles to a mulberry in the north line of Gustave Stenberg's land; thence with Stenberg's north line, north 89° west 11.2 poles to a point in the center of a branch; thence continuing with Stenberg's north line and with the center of the branch as follows: north 76¼° west 12.8 poles, north 71° west 19 poles, north 66° west 14½ poles; thence leaving said branch north 65 3/4° west 20 poles to a pointer in the head of a hollow; thence south 36¼° west 25 poles to a stake with pointers, said stake being in Mary F. Carney's east line; thence with Mary F. Carney's east line north 11° west 31½ poles to a stake; north 3° east 35/36 poles to the beginning and containing 31 acres, more or less;
including, but excluding therefrom a tract of land conveyed to Max Freudeman by deed from Ernest M. Freudeman, dated July 25th, 1962, filed July 26th, 1962, and recorded in Book 3406, at page 289 in the Register's office of Davidson County, Tennessee, described as follows: land in the 14th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Ernest M. Freudeman, a plan of which is of record in Plan Book No. 1, page 83, Chancery Court at Nashville,
(continued on page 2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 11 day of January 19 73

Affiant

My commission Expires August 4, 1973
(Affix Seal)

Notary Public

(This instrument was prepared by W. R. Baker, attorney at law, 205 North Main Street, Ashland City, Tennessee 37015.)

(description continued)

Tennessee, described as follows:
beginning at a point 100 feet west of the northeast corner of said property, and being on the south boundary of a road known as Freudeman Road; thence along said road 100 feet to the northeast corner of said tract of land; thence south along the east boundary line of said land to the center of a branch; thence westerly along the center line of said branch 100 feet to a point; thence northerly and parallel to the eastern boundary line of said property to the point of beginning; being the same real property conveyed to Ernest Freudeman Jr. from Leola Freudeman and others by deed dated October 27th, 1971, and recorded in the Register's office of Davidson County, Tennessee; and being part of the property conveyed by will of Ernest Freudeman of record at page 533 of Will Book 95 in the Davidson County Court Clerk's office;
and being reserved from the sale of the property the right in Leola Freudeman to use and occupy the Freudeman home place thereon and a small amount of land for a yard for the rest of her natural life;

This is unimproved ( ) improved (X) property, known as Route #1, Box 63 (House Number) (Street) Whites Creek, Tennessee 37189 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 Michael Carney and wife Edith Carney, and their *heirs and assigns, forever.*

And we *do covenant with the said* Michael Carney and wife Edith 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.,* except for a trust deed recorded at page 844 of Book 4,556 in the Davidson County Register's office, securing the payment of the said note to Ashland City Bank and Trust Company

And we *do further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Michael Carney and wife Edith Carney, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11 *day of* January, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest Freudeman Jr.
Joyce Freudeman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Grady Proctor, *a Notary Public in and for said County and State, the within named* Ernest M. Freudemen Jr. and wife Joyce Freudeman

*the bargainor*s, *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* 11 *day of* January, *19* 73

Grady Proctor, *Notary Public.*

Commission Expires My Commission Expires August 4, 1973.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *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 ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

WARRANTY DEED

FROM
ERNEST M. FREUDEMAN Jr. et ux.

JOYCE FREUDEMAN

TO
MICHAEL CARNEY et ux.

EDITH CARNEY

B 9 1 1 2 9

IDENTIF. REFERENCE

JAN 15 11 51 AM '73

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

JAN 15 73	CONV	*6,000.00				
JAN 15 73	S'TAX		A*	15.60		
JAN 15 73	PR'FEE		A*	.50		
JAN 15 73	W'DEED		A*	8.00	*	24.10