This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

WARRANTY DEED

BOOK 5070 PAGE 389

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. Terry Carney, et ux	Realty Mortgage, Inc.	5DU 16830
(NAME)	(NAME)	
3688 Richbriar Circle	1925 Century Blvd., N.E., Suite 218	148-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Atlanta, Georgia 30345	166
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----$10-----

----Ten and no/100---- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

We, Kenneth J. Ayers and wife Evelyn P. Ayers

have this day bargained and sold, and do hereby transfer and convey unto the said

J. Terry Carney and wife Nell C. Carney

their ~~successors~~ *heirs and assigns.*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 304, on the Plan of Hillbrook, Section 5, of record in Plat Book 3700, page 73, Register's Office for said County.

Said Lot No. 304 fronts 75.00 feet on the easterly margin of Richbriar Circle and extends back 174.1 feet on the northerly line and 115.7 feet on the southerly line to a broken line in the rear, measuring 141.1 feet thereon.

Being the same property conveyed to Kenneth J. Ayers and wife Evelyn P. Ayers by deed from James W. Conviser of record in Book 4729, page 146, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 16th day of Sept 1976

Affiant

My commission expires: 2-11-1980 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3633 Richbriar Circle, Nashville, TN 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

J. Terry Carney and wife Nell C. Carney

their ~~successors~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves *our heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Terry Carney and wife Nell C. Carney

their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 16th day of Sept, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth J. Ayers

Evelyn P. Ayers

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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,* Kenneth J. Ayers and wife Evelyn P. Ayers, *the within named bargainor, 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* 16 *day of* Sept., *19*76

Earl N. Jones *Notary Public*

Commission expires 2-11-1980

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 .....

SEP 21 76 CONV 41,000.00
SEP 21 76 S'TAX B* 106.60
SEP 21 76 PR'FEE B* .50
SEP 21 76 W'DEED B* 4.00 * 111.10

WARRANTY DEED

FROM

KENNETH J. AYERS, ET UX

TO

J. TERRY CARNEY, ET UX

D 68887

IDENTIF. REFERENCE

SEP 21 9 04 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238