FORM NO. WD-1

175 12/06 71.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

James A. Carney Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 1979

Notary Public

MY COMMISSION EXPIRES: July 3, 1980

(AFFIX SEAL)

BOOK 5540 PAGE 367

THIS INSTRUMENT WAS PREPARED BY
ROBERT F. DOYLE, ATTORNEY 509 STAHLMAN BLDG., NASHVILLE, TENN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Carney, Trustee (NAME)	Same (NAME)	Map 80-4
3228 Knobview Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 37
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-63840

FOR AND IN 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, PEGGY ANN JONES ROBERTS, a widow and single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. CARNEY, TRUSTEE with full power to convey and assign without the joinder of any beneficiary.

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:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 4,5, & 6 on the Plan of J. J. Pates Subdivision of Lots Nos. 9,10,11,12,20,21,22, & 23 of G. T. Sheegog's Subdivision of record in Book 843, page 43, Register's Office for said County, and described according to a loan survey made by T. R. Sanford, November 11, 1961, as follows:

BEGINNING at an iron pin in the northwesterly margin of So. Hamilton Road located 218 ft. 8 in. northeasterly from the northerly corner of the intersection of Doak Ave, and said Rd., also located 7 ft. northeasterly from the common corner of Lots Nos. 5 & 6; thence northeasterly with the northwesterly margin of said Road 59 ft. 8 in. to an iron pin located 12 ft. northeasterly from the common corner of lots nos. 4 & 5; thence north 55 deg. 25' west 263.ft. to an iron pin in the southeasterly line of Lot No. 16; thence with the line between lots nos. 4,5, & 16 south 36 deg. 30' west 36 ft. to an iron pin; thence south 47 deg. 50' east 97.2 feet to an iron pin; thence south 51 deg. 45' east 34.6 ft. to an iron pin; thence south 51 deg. 45' east 125.9 ft. to the beginning.

BEING the same property conveyed to Peggy Ann Jones (now Roberts) by deed from L. A. Dillard, Jr., and wife, Betty Jean Dillard, of record in Book 4082, page 713, Register's Office for Davidson County, Tennessee.

The 1979 Metro Taxes have been prorated between the parties and the Grantee herein assumes and agrees to pay said taxes when due.

This is unimproved ( ) improved (X) property, known as 1809 South Hamilton Rd., Nashville, Tenn.
(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 5th day of December, 1979

Peggy Ann Jones Roberts

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Ann Jones Roberts

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 1979

Commission expires Nov. 3, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Peggy Ann Jones Roberts

TO
James A. Carney, Trustee

F 66892

PUSH

IDENTIF. REFERENCE

DEC 6 10 39 AM '79

FELIX ZOLLICOFFER WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
0175A12/06/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66892

IDENTIF. REFERENCE

DEC 6 10 39 AM '79

F. Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 729925