P/O 38-98 KS

BOOK 5976 PAGE 210

For and in consideration of ten dollars cash and other valuable considerations paid to us by W. R. Baker, the receipt and sufficiency of which is hereby acknowledged, we, Michael Carney and wife Edith Carney, have bargained and sold and by this instrument do transfer and convey to W. R. Baker and his heirs and assigns a certain tract or parcel of land in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, described as follows, to wit:

beginning at an iron pin in the northwest corner of the land herein described in the east margin of Old Hickory Boulevard south 3°45'33" east 252.17 feet from the south line of Ruther Carney's land and the northwest corner of the land described in the deed recorded at page 90 of Book 4672 in the Register's office of Davidson County; thence north 78°24'42" east 1,068.77 feet to an iron pin; thence with an old fence south 6'40" west 316.28 feet to an iron pin in a creek bed; thence with the creek bed south 72°29'7" east 97.66 feet to an iron pin; thence with an old fence south 6'40" west 409.97 feet to an iron fence post; thence south 89°12'52" east 363.24 feet to an iron pin; thence south 2°4'23" west 396 feet to an iron pin; thence north 89°25'5" west 184.8 feet; thence north 76°40'6" west 211.2 feet; thence north 68°49'39" west 313-1/2 feet; thence north 66°19'29" west 239-1/4 feet; thence north 194.96 feet to an iron pin; thence north 69°28'45-1/2" west 663.36 feet more or less to the east margin of Old Hickory Boulevard; thence with the east margin of Old Hickory Boulevard 257.31 feet with a curve on a 1,175.92 feet radius to the point of beginning, containing 18.59 acres more or less according to survey by Wilson Engineering Co. dated June 28th, 1978, and revised February 7th, 1980, and according to survey by Gregory Underwood dated September 14th, 1982;
being part of the land conveyed to Michael Carney and wife Edith Carney from Ernest M. Freudeman Jr. and wife Joyce Freudeman by deed dated January 11th, 1973, recorded at page 90 at Book 4,672 in the Register's office of Davidson County, Tennessee;

to have and to hold the said land, with the appurtenances, estate, title, and interests thereto belonging to the said W. R. Baker, and his heirs and assigns, forever.

Witness our signatures this ~~October~~ Dec. 10, 1982.

Michael W Carney

Edith E. Carney

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 245
ASHLAND CITY
TENNESSEE 37015

State of Tennessee §
Davidson County §

Michael Carney and wife Edith Carney, who are referred to in the foregoing deed and with whom I am personally acquainted

personally appeared before me, a Notary Public in and for this State and county, and on oath acknowledged that they executed the foregoing deed for the purposes stated in it.

Witness my signature and official seal at Nashville, This ~~October~~ Dec. 10, 1982.

Harry L. Swa...
Notary Public

My commission expires: My Commission Expires April 17, 1983

Map 38
Parcel 98

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the ___ day of _____ 19__

_____

RUSH

IDENTIF. REFERENCE

Dec 10 4 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 2 T 0 9 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Michael W Carney
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Dec. 19 82
B. Edwards
Deputy Register