Deed E.

P/O 38-98 KS

BOOK 5976 PAGE 214

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 land herein described in the east margin of Old Hickory Boulevard south 459.48 feet with the curve of the east margin of Old Hickory Boulevard from the south line of Luther 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 south 69°28'45½" east 663.66 feet to an iron pin; thence south 194.96 feet to a point; thence north 64°39'48" west 330 feet to an iron pin; thence south 37°18'7" west 412½ feet to an iron pin; thence north 9°44' west 114.93 feet to a point; thence north 64°10'4" west 256.53 feet more or less to the east margin of Old Hickory Boulevard; thence with the east margin of Old Hickory Boulevard 430.18 feet with a curve on a 1175.92 feet radius to the point of beginning, containing 5.05 acres more or less according to survey by Wilson Engineering Company dated June 28th, 1978, and revised February 7th, 1980; 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 of Book 4672 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 November 4th, 1982.

I, hereby swear or affirm that the consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Michael W Carney
Affiant

Subscribed and sworn to before me this the 10th day of Dec 1982

B. Edwards Dep. Reg.

Michael W Carney

Edith C. Carney

IDENTIF. REFERENCE

DEC 10 4 18 PM '82

FELIX E. DAKE REGISTER DAVIDSON COUNTY, TN

H 21099

MAIL ESV.

State of Tennessee §
Cheatham 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 Ashland City, this November 4th, 1982.

Notary Public

My commission expires: 4/6/86

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
W. R. BAKER
ATTORNEY AT LAW
BOX 248
ASHLAND CITY
TENNESSEE 37015

Map 38
Parcel 98
(part)