P/O 38-98

BOOK 5976 PAGE 216

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 east margin of Old Hickory Boulevard south 3°45'33" east 50' 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 4,672 in the Register's office of Davidson County; thence with the south margin of Freudeman Road north 78°24'42" east 975.28 feet to an iron pin, and north 63°3'33" east to an iron pin; thence south 6'40" west 236.45 feet to an iron pin; thence south 78°24'42" west 1,068.77 feet more or less to an iron pin in the east margin of Old Hickory Boulevard; thence north 3°45'33" west 202.17 feet more or less to the point of beginning, containing five acres more or less according to survey by Gregory Underwood September 14th, 1982; being part of the land conveyed to Michael Carney and wife Edith Carney from Ernest Freudeman Jr. and wife Joyce Freudeman by deed dated January 11th, 1973, and recorded at page 90 of 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 November 4th, 1982.

I, hereby swear or affirm that the actual 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 Carney
Affiant

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

B. Edwards - Dep. Reg.

State of Tennessee §
Cheatham County §

Michael Carney
Edith E. Carney

DEC 10 A 21 PM '82
FILED FOR RECORD
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. REFERENCE

MAIL ENV.

H 27101

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

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.

Sandra Faulkner Duncan
Notary Public

My commission expires: 4/6/86.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Map 38
Parcel 98
(part)