This instrument prepared by: Robert A. Anderson Mail
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 9375 PAGE 351

New Owner:	Send Tax Bills To:	Map and Parcel:
Dr. Rupert A. Francis	same	Map 75-6
595 Hicks Road Apt. 15-G		Parcel No. 154
Nashville, Tennessee 37221		

For and in consideration of the sum of Ten and 00/100-------($10.00)----------DOLLARS, and other good and valuable consideration, B. F. CARNEY and wife, LINUS Y. CARNEY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said RUPERT A. FRANCIS, hereinafter referred to as Grantee, his successors, heirs and assigns, a certain tract or parcel of land in the 4th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Beginning in the center of the Lebanon Road in the southerly line of the Hermitage Tract of land, as the same was processioned by the State of Tennessee in Book 55, page 389, Register's Office for said County, said tract of land west of said road, now known as the Soldier's Home; thence, with the center of said road, South 34 1/2 degrees West 9.25 poles to the northeast corner of the property conveyed to T. L. Baker and wife, by deed from J. M. Hays and wife, of record in Book 596, page 176, said Register's Office, thence with said Baker's northerly line, North 88 1/2 degrees West 20.3 poles, more or less, to said Baker's northwest corner; thence, northwardly 7.875 poles to a stake in the southerly line of the Soldiers Home tract; thence, with said line, South 88 1/2 degrees East 25.2 poles to the beginning containing 1 acre, more or less.

TRACT II:
Beginning at a fence post in the southwest corner of the property conveyed to B. F. Carney and wife, Laura Mae Carney, from Louis Anderson Moss of record in Book 1512, page 193, Register's Office for Davidson County, Tennessee; thence North 88 degrees 40 minutes West 176 feet to an iron pin; thence, North 1 degree 27 minutes West 129.4 feet to an iron pin; thence, South 88 degrees 40 minutes East 176 feet to a fence post; thence, in a southerly direction 129.4 feet to the point of beginning.

INCLUDED in the above description but EXCLUDED from this conveyance is that tract conveyed to the State of Tennessee of record in Book 6240, page 977, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the westerly margin of Lebanon Road, State Route 24, and the north boundary of John P. Willoughby and wife; thence with the said north boundary North 81 degrees 16 minutes 37.96 seconds West 1 foot more or less to a point; thence with the proposed right-of-way (1) North 38 degrees 18 minutes 01 seconds East 131 feet more or less to a point; (2) North 37 degrees 43 minutes 38.42 seconds East 30 feet more or less to a point; thence with the south boundary of State of Tennessee South 81 degrees 16 minutes 37.96 seconds East 1/2

foot more or less to a point; thence with the said westerly margin southwardly 161 feet more or less to the point of beginning.

Being the same property conveyed to B. F. Carney by Trustee's Deed from Peter Weiss, Trustee, of record in Book 8471, page 404, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the Grantee 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 Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $145,000.00.

B. F. Carney
Affiant

Subscribed and sworn to before me, this the 10 day of June, 1994.

NOTARY PUBLIC

My Commission Expires:
11/20/96



This is improved property known as 4352/4 Lebanon Road, Hermitage, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LINUS Y. CARNEY, Wife of B. F. CARNEY, joins in this conveyance to convey any and all interest, if any, she may have in the property.

Witness my hand this 10 day of June, 1994.

B. F. Carney
B. F. CARNEY

Linus Y. Carney
LINUS Y. CARNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named B. F. CARNEY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of June, 1994.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named LINUS Y. CARNEY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of June, 1994.

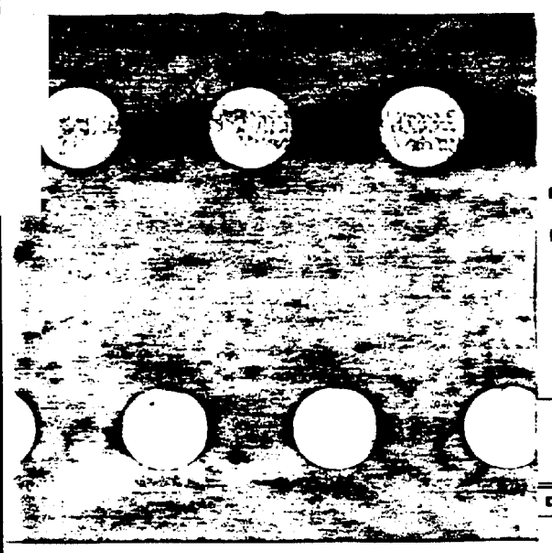
Notary Public

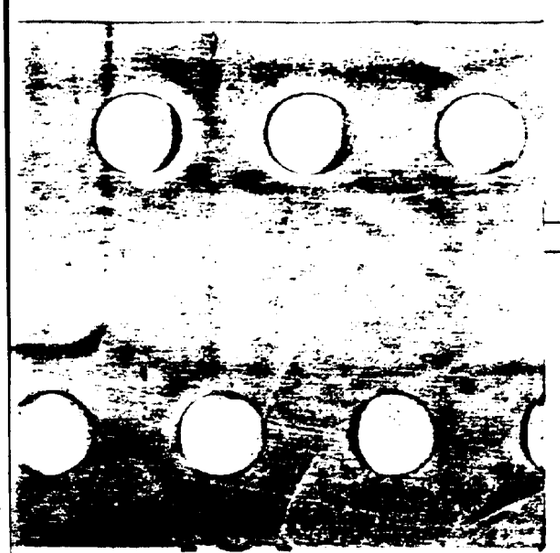
My Commission Expires: 11/20/96

4928 06/10 0101 03CHECK 549.50

59974
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 1:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9375 PAGE 354

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

CAMT
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50

06/10/94 01 13:46 0001 4928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59974
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 801682