THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,900.00

Edna Earle Carney
Affiant

Subscribed and sworn to before me, this 4th day of August 19 94

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
EVERETTE CARNEY 2403 Barclay Drive Nashville, Tennessee 37206	SAME	MAP 83-11 PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 87,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, HOWELL WARNER LEHNING, JR. AND EMILY ELLEN LEHNING WILSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EVERETTE CARNEY AND WIFE, EDNA EARLE CARNEY 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:

BEING Lot No. 48 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 94.0 feet on the north side of Barclay Drive and runs back 173.4 feet on the east line and 194.2 feet on the west line, which is a broken line, to a dead line in the rear measuring 41.8 feet thereon.

BEING the same property conveyed to Howell W. Lehning and wife, Roy Ellen Lehning, by deed from J.A. Baker and wife, Louise D. Baker, of record in Book 2437, page 21, Register's Office for Davidson County, Tennessee; the said Howell W. Lehning having predeceased Roy Ellen Lehning and the Will of Roy Ellen Lehning of record in Will Book 192, page 205, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Howell Warner Lehning, Jr. and Emily Ellen Lehning Wilson.

CAROLYN D. LEHNING, spouse of Howell Warner Lehning, Jr. and DON TAYLOR WILSON, SR., spouse of Emily Ellen Lehning Wilson, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This is improved property known as 2403 Barclay Drive, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Eastland Acres, Section I of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 4th day of August, 19 94.

Howell Warner Lehning Jr.
HOWELL WARNER LEHNING, JR.

Emily Ellen Lehning Wilson
EMILY ELLEN LEHNING WILSON

Carolyn D. Lehning

Don Taylor Wilson, Sr.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 HOWELL WARNER LEHNING, JR. AND EMILY ELLEN LEHNING WILSON AND CAROLYN D. LEHNING AND * the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
*DON TAYLOR WILSON, SR.

Witness my hand and official seal this 4th day of August, 19 94.

My Commission Expires: November 22, 1997

7456 08/12 0101 03CHECK 334.23
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

80789
IDENTIF. & REFERENCE

94 AUG 12 AM 10:05
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 592

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 87900.00
CON TX 325.23
PRFEE 1.00
WDEED 8.00
TOTAL 334.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 334.23

08/12/94 01 10:05 0001 7456

80789
IDENTIF. & REFERENCE

94 AUG 12 AM 10:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823924