----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

BOOK 9729 PG 10

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other goods and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BARBARA NEWSOME AND JEANETTE BREWER**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **JOSEPH S. CARNEY AND WIFE, YUN CARNEY**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land near Nashville, in Davidson County, Tennessee, being Lot No. 6 of Block "D" on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of Addine Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Herbert C. Davis and wife, Nellie Dale Davis, by deed from William R. Newbill and wife, Carolyn P. Newbill, dated September 9, 1958, recorded September 10, 1958, Book 2803, page 613, Register's Office for Davidson County, Tennessee. The said Herbert C. Davis died on September 18, 1958. The said Nellie Dale Davis died on November 18, 1990, devising her interest in property to Barbara Newsome and Jeanette Brewer by Will (of record in Book 9729, page 7, R.O.D.C., TN) At the time of her death, Nellie Dale Davis was remarried to Irvin Dale Abernathy, who therefore by operation of law became vested with a 1/3 interest in property. Irvin Dale Abernathy died intestate on December 3, 1994, survived only by his new wife, Betty Ruth Abernathy, who conveyed her interest to Barbara Newsome and Jeanette Brewer by Quitclaim Deed of record in Book 9729, page 8, Register's Office for Davidson County, Tennessee. 132.90

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 11th day of July, 1995.

Barbara Newsome
BARBARA NEWSOME

Jeanette Brewer
JEANETTE BREWER

95 JUL 12 AM 11:41
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
00078386

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BARBARA NEWSOME AND JEANETTE BREWER, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 11th day of July, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

MELISSA McBROOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $47,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Joseph S Carney
Affiant

Subscribed and sworn to before me this 11th day of July, 1995.

Melissa McBroom
Notary Public

My Commission Expires: 01/22/99

MELISSA McBROOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

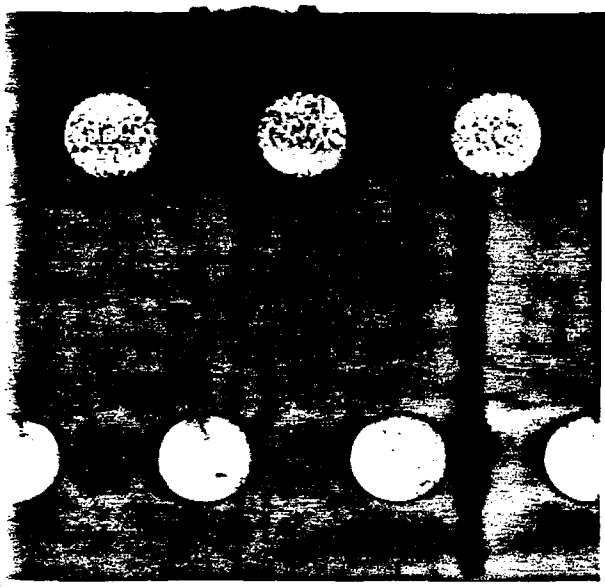
MAP AND PARCEL NUMBERS: Map 061-16-0 Parcel 089.00

ADDRESS NEW OWNER:

Joseph S. Carney et ux
4113 Addine Street
Nashville, TN, 37216

SEND TAX BILLS TO:

Saxon Mortgage, Inc.
4701 Cox Road, Suite 101
Glen Allen, VA 23060

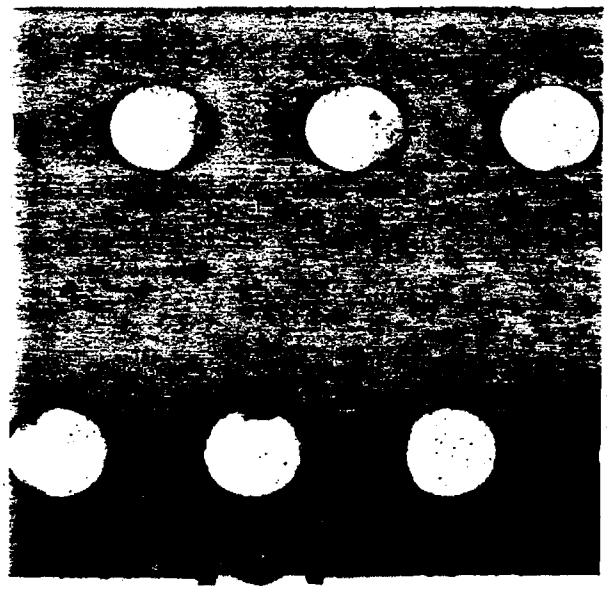


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9729 PG 12



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/95 01 11:43 0001 0370

0078386
IDENTIFICATION REFERENCE

95 JUL 12 AM 11:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 929490