STATE CONVEYANCE TAX WAS PAID WITH WARRANTY DEED OF RECORD IN BOOK _____, PAGE _____

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This instrument was prepared by:
H. Michael Bennett, Esq.
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

BOOK 10116 PG 496

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Steven Wright, et ux	CAPITAL BANK & TRUST CO.	Map 39
Marsha T. Wright	1820 WEST END AVENUE	Par. 43 & 44
4401 Stenberg Road	NASHVILLE, TN 37203	
Whites Creek, TN 37189		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00 .

Steven L Wright
Affiant

SWORN TO AND SUBSCRIBED before me this the 9th day of July 1996.

Notary Public

My Commission Expires: 7/26/97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, BARBARA BRACY, MARIE SHORT and GENE CARNEY,referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto STEVEN WRIGHT, et ux, MARSHA T. WRIGHT, hereinafter referred to as the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 14th Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Richard G. Carney, et ux, by George B. Carney, et ux, in a deed of record which is recorded in Deed Book 1637, page 005, Register's Office for Davidson County, Tennessee and a portion of that property which was conveyed to Richard G. Carney, et ux, by Robert Bruce Carney, et ux, in a in a deed of record in Deed Book 4850, page 936, Register's Office for Davidson County, Tennessee, to-wit:

BEGINNING at a railroad spike, in the center of Stenberg Road, the northwest corner of a tract of land which belongs to Albert N. Capps, having a deed reference in Deed Book 9707, page 652, Register's Office for Davidson County, Tennessee, the northeast corner of this tract and continuing as follows: S 38° 30' 25" E, 89.93 feet to an iron pin in the center of Carney Creek; thence, S 32° 44' 23" E, 1231.31 feet to an iron pin found, marking the northeast corner of a tract of land which belongs to Oliver Waller, having a deed reference in Deed Book 4328, page 863, Register's Office for Davidson County, Tennessee; thence, with the north boundary of said tract

of land which belongs to Oliver Waller, as follows, S 27° 18' 21" W, 87.65 feet to an iron pin found; thence, S 75° 43' 44" W, 477.80 feet to an iron pin found; thence, N 85° 18' 43" W, 217.66 feet to an iron pin found; thence, N 77° 04' 59" W. 244.46 feet to an iron pin placed, marking a common corner of said tract of land which belongs to Oliver Waller, and a corner of a tract of land which belongs to Henry Randall Waller, having a deed reference in Deed Book 4746, page 978, Register's Office for Davidson County, Tennessee; thence, with the north boundary of said tract of land which belongs to Henry Randall Waller, as follows, N 79° 00' 55" W, 199.75 feet to an iron pin placed; thence, S 67° 02' 26" W, 99.00 feet to an iron pin found, marking a common corner of said tract of land which belongs to Henry Randall Waller, and a tract of land which belongs to Raymond Kirby, having a deed reference in Deed Book 4003, page 778, Register's Office for Davidson County, Tennessee; thence, with the north boundary of said tract of land which belongs to Raymond Kirby, as follows, S 45° 02' 26" W, 160.00 feet to an iron pin placed; thence, S 44° 54' 02" W, 137.25 feet to an iron pin placed; thence, S 74° 47' 26" W, 264.00 feet to an iron pin found; thence, N 89° 18' 57" W, 263.44 feet to an iron pin found; thence, with a new line, N 17° 57' 32" W, 734.14 feet to a railroad spike, in the center of Stenberg Road; thence, with the center of Stenberg Road, as follows, N 79° 43' 53" E, 171.08 feet; thence, N 74° 31' 07" E, 157.93 feet; thence, N 69° 34' 35" E, 158.16 feet; thence, N 71° 06' 51" E, 109.63 feet; thence, N 77° 10' 58" E, 127.82 feet; thence, N 74° 14' 13" E, 76.31 feet; thence, N 69° 00' 00" E, 40.21 feet; thence, N 58° 30' 17" E, 81.57 feet; thence, N 52° 01' 12" E, 303.19 feet; thence, N 52° 08' 13" E, 233.32 feet to a point in the center of a bridge in the intersection of Carney Creek and Stenberg Road; thence, N 46° 10' 01" E, 88.21 feet; thence, N 41° 36' 28" E, 77.61 feet; thence, N 34° 53' 08" E, 109.16 feet to the point of beginning, containing 38.71 acres as surveyed by Richard C. Kessinger, R.L.S., Tennessee License #1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, Tennessee 37172, May 6, 1996.

SAID tract of land is subject to the right-of-way of Stenberg Road.

BEING the same property as conveyed to Barbara Bracy, Marie Short and Gene Carney by Will from Mary Carney of record in Will Book 203, page 59, Probate Court for Davidson County, Tennessee. The said Mary Carney a/k/a Mary Elizabeth Carney and Mary Gibson Carney died January 5, 1996.

INCLUDED in the aforesaid description but excluded from this conveyance is the tract of property described on Exhibit A attached hereto.

This is improved property, known as 4401 Stenberg Road, Whites Creek, Davidson County, Tennessee 37189.

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned and taxes, penalties and interest for the year 1996, a lien but not yet due and payable, which the Grantors agree to prorate and pay their proportionate share, and which the Grantees herein assume and agree to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 9TH day of July 1996.

By: Barbara Bracy
BARBARA BRACY

By: Marie Short
MARIE SHORT

By: Gene L. Carney
GENE CARNEY

Gene 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 BARBARA BRACY, MARIE SHORT, and GENE CARNEY, the bargainors, 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.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 9TH day of July 1996.

Notary Public

My Commission Expires: 7/26/97

C:\OFFICE\REAL\CARNEYWD.wpd\2214-1025

EXHIBIT "A"

LAND in DAVIDSON County, Tennessee, and being more particularly described according to a survey by JOHN B. KOHL, III, dated July 5, 1996, as follows:

BEGINNING, as a point of reference, in the centerline of STENBERG ROAD, at the Northwest corner of the Albert N. Capps property (Book 9707, page 652, Register's Office for DAVIDSON County, Tennessee), and being the Northeast corner of the same property conveyed to Wright by deed simultaneously recorded herewith; thence with the following eight (8) calls along the centerline of Stenberg Road: South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36 minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of STENBERG ROAD, South 17 degrees 32 minutes 56 seconds East 25 feet to the true point of BEGINNING of this tract; thence South 17 degrees 32 minutes 56 seconds East 550.3 feet to a point; thence South 72 degrees 27 minutes 04 seconds West 391.6 feet to a point; thence North 17 degrees 32 minutes 56 seconds West 550.3 feet to a point in the margin of STENBERG ROAD; thence with said margin, North 69 degrees 34 minutes 35 seconds East 157.8 feet; thence North 71 degrees 06 minutes 51 seconds East 107.9 feet; thence North 77 degrees 10 minutes 58 seconds East 126.4 feet to the true point of BEGINNING.

0202021
IDENTIFICATION REFERENCE