BOOK 10259 PG 721

20A

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

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ottis Don McGee, et ux	Same	Map 39
5235 Lickton Pike		Par.P/043
Goodlettsville, TN37072		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 24,000.00 .

H. Michael Bennett
Affiant

SWORN TO AND SUBSCRIBED before me this the 14 day of November 1996.

Kelly R. Wingard
Notary Public

My Commission Expires: 11/27/99

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 OTTIS DON McGEE, et ux, KATHRYN McGEE, 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 a portion of that property which was conveyed to Richard G. Carney, and wife, Mary Elizabeth Carney, by Robert Bruce Carney, et ux, 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 Stephen Wright, et ux, of record in Deed Book 10116, page 496, Register's Office for Davidson County, Tennessee, the Northeast corner of this tract and continuing as follows: South 17° 57' 32" East 734.83 feet along the Westerly boundary of Wright to an iron pin marking a common corner of the tract of land which belongs to Stephen Wright, et ux, 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, along Kirby's Westerly boundary for the next two calls, South 62° 32' 13" West 351.99 feet to an iron pin; and South 22° 5' 31" West 263.29 feet to an iron pin and being the common corner of the aforesaid Kirby tract and properties owned by Oliver Waller of record in Book 4328, page 863, Register's Office for Davidson County, Tennessee; thence, along Waller's Northerly boundary for the next two calls, North 74° 39' 27" West 571.48 feet to an iron pin; and North 56° 48' 1" West 453.11 feet to an iron pin, said point being a common corner of the aforesaid Waller property and properties owned by Lauren Bobel of record in Book 5126, page 729 Register's Office for Davidson County, Tennessee, and L. E. Bobel of record in Book 1715, page 137, Register's Office for Davidson County, Tennessee; thence, along the Easterly boundary of L. E. Bobel, North 14° 11' 34" East 704.85 feet to an iron pin, said point

being in the Southerly property line of Timothy Beck of record in Book 9662, page 443 Register's Office for Davidson County, Tennessee; thence, along Beck's Southerly line, South 73° 13' 52" East 145.22 feet to an iron pin in the center of Carney Creek; thence, along the centerline of Carney Creek, South 87° 25' 56" East 99.17 feet to an iron pin; thence, along the Southerly boundary of E. B. Dunn of Record in Book 1876, page 469, Register's Office for Davidson County, Tennessee, North 69° 16' 24" East 193 feet to the centerline of Stenberg Road; thence, with the center of Stenberg Road as follows: South 63°17' 43" East 39.17 feet; thence, South 75° 51' 2" East 97.14 feet; South 84° 32' 59" East, 70.76 feet; thence, North 84° 50' 48" East 82.98 feet; thence, North 80° 40' 33" East, 184.92 feet; thence, North 79° 4' 24" East, 59.94 feet to the point of beginning, containing 24.03 acres more or less.

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

This is unimproved property, located on 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 and the Grantees agree to prorate and pay their proportionate share.

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 hands this the 14th day of November 1996.

By: Barbara Bracey
BARBARA BRACY

By: Marie Short
MARIE SHORT

By: Gene P. Carney
GENE CARNEY

1452 11/15 0101 03CHECK 97-80

96 NOV 15 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0246717
IDENTIF. # REFERENCE

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.

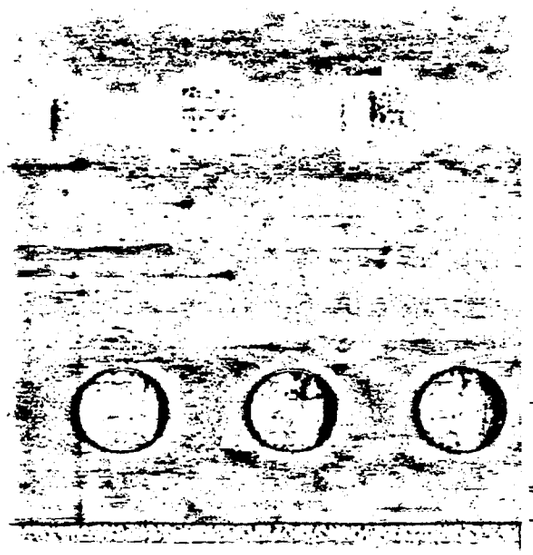
WITNESS my hand and official seal, at Nashville, Tennessee, on this the 14th day of November 1996.

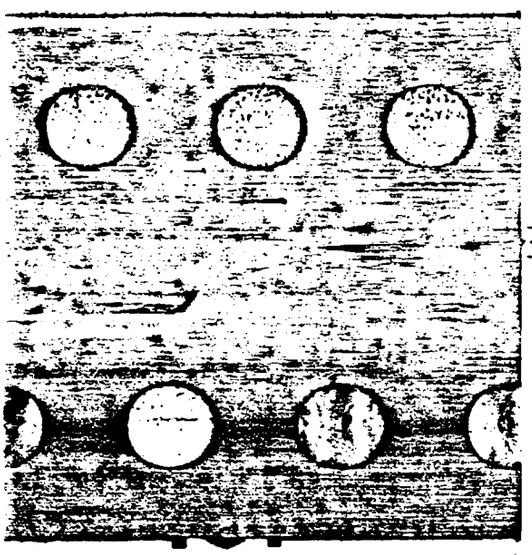
NOTARY PUBLIC

Notary Public

My Commission Expires: 1/24/98

OFFICE\REAL\CARNEYWD2.wpd\2214-1025





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

RECEIVED OF _____

FOR _____

BOOK 10259 PG 723

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	24000.00
			CON TX	88.80
			PRFEE	1.00
			MIEED	8.00
			TOTAL	97.80
			CHECK	97.80
11/15/96	01		08:46 0001	1452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246717
IDENTIF. ↑ REFERENCE

96 NOV 15 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088335