BOOK 10686 PG 378

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES 9/00

BRIAN L. SMITH NOTARY PUBLIC SUMNER COUNTY, TENN.

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mathew B. Root (NAME)	Same (NAME)	74-8-66
7050 Bonnavent Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lou Carney and wife, Teresa Carney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mathew B. Root, unmarried

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

LAND in Davidson County, Tennessee, being Lot No. 781, on the plan of Hermitage Hills, Section 10, as shown on plat of record in Plat Book 3600, Page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Lou Carney and wife, Teresa Carney, by Deed of Record in Book 7731, page 888, Register's Office for Davidson County, Tennessee.

The signature of Lou Carney is signed by his duly appointed Attorney-in-Fact Teresa Carney, pursuant to the Power of Attorney recorded simultaneously herewith.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

2416 11/17 0101 03CHECK 351.25

unimproved ( )
This is improved (XX) property, known as 7050 Bonnavent Lane (House Number) (Street) Hermitage, TN 37076 (P.O. Address) (City or Town) (Postal Zip)

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, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our, hand(s) this 5th day of November, 19 97

Lou Carney by: Teresa Carney, Attorney-In-Fact

Teresa Carney

By Teresa Carney Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Lou Carney and wife~~ Teresa Carney

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. Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 97

Commission expires 11/19/02

Notary Public

STATE OF TENNESSEE
COUNTY OF }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) upon (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

97 NOV 17 PM 2:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0370521

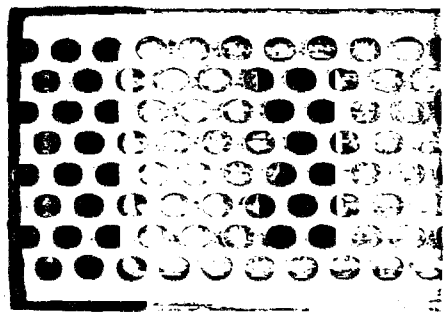
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Teresa Carney, attorney-in-fact for Lou Carney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of November, 1997.

My Commission Expires: 11/19/02

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

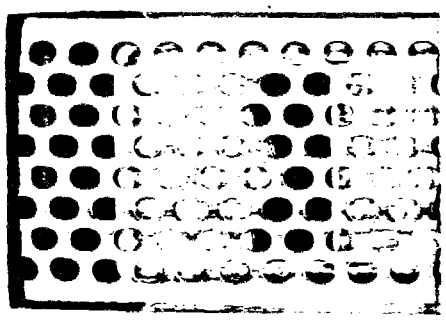
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	92500.00
			CON TX	342.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	351.25
			CHECK	351.25

11/17/97 01 14:37 0001 2416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0370521

IDENTIF. ↑ REFERENCE

97 NOV 17 PM 2:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1221572