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THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HENRY R. SNEED TONYA C. SNEED 4509 DRY FORK ROAD NASHVILLE, TN 37189	SAME	Map: 39-0 Par: 228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

HENRY R. SNEED

SUBSCRIBED AND SWORN to before me this 5th day of February, 1998.

Notary Public

My Commission Expires: 11/24/2001

98 FEB -6 PM 3:20
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

D398415
IDENTIF. ↑ REFERENCE

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Five Thousand and No/100 Dollars ($125,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, OSCAR WAYNE CARNEY, JR. and wife, YOLONDA C. CARNEY hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto HENRY R. SNEED and wife, TONYA C. SNEED, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin said iron pin being North 36 deg. 00' west 167.8 feet from the center line of Stenburg Road and the southeast corner of the property conveyed to Joan C. Midgett by deed of record in Book 4922, page 899 said Register's Office; thence North 43 deg. 30' east 488.5 feet to the center of Dry Fork Road; thence with the center of the same North 61 deg. 30' west 79.5 feet North 48 deg. west 217.1 feet and North 21 deg. 30' west 72.5 feet to the southerly line of A.M. Carney and wife property thence with said A.M. Carney's southern boundary line south 80 deg. west 480.5 feet to the northeast corner off the said Midgett property; thence with the easterly line of said Midgett property south 36 deg. 00' east 624.7 feet to the beginning containing 5.8 acres more or less. Being tract no. 4 on said survey.

Being the same property conveyed to Oscar Wayne Carney, Jr. and wife, Yolonda C. Carney from Third National Bank in Nashville of record in Book 9415, Page 604, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 5th day of February, 1998.

Oscar Wayne Carney Jr.
OSCAR WAYNE CARNEY, JR.

Yolonda C. Carney
YOLONDA C. CARNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, L. Laura Newell, D., of said county, OSCAR WAYNE CARNEY, JR. and wife, YOLONDA C. CARNEY, the within named 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, this 5th day of February, 1998.

NOTARY PUBLIC

My Commission Expires:
11/24/01

0940 02/06 0101 03CHECK 471.50

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50
02/06/98 01 15:20 0001 0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0398415
IDENTIF. ← REFERENCE

98 FEB -6 PM 3:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1251486