BOOK 10928 PG 428

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Tonya C. Sneed
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th DAY OF May, 1998.

Cynthia A. Settle
NOTARY PUBLIC

My Commission expires: 7-27-2001

THIS INSTRUMENT PREPARED BY:
T. Larry Edmondson, 2nd Floor, 808 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tonya Carney Sneed	SAME	39-34
(NAME)	(NAME)	
4503 Dry Fork Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

6351 05/12 0101 03CHECK 12.00

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantors paid by the Grantee named herein, the receipt of which is hereby acknowledged, I, Oscar Wayne Carney, Jr., Executor under the Will of Oscar Wayne Carney, Sr.

(herein called "Grantor"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Tonya Carney, n/k/a Tonya Carney Sneed, Devisee under the Will of Oscar Wayne Carney, Sr.

(herein called "Grantee"), all their right, title and interest in real property situated in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A"

0437050
IDENTIF. & REFERENCE
98 MAY 12 PM 2:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, his heirs and assigns forever. The Grantor covenants that he is seized and possessed of the above described property, and has the right to convey it, and Grantor does hereby bind himself, his successors and representatives, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, his heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

Witness my hand this 11th day of May, 1998.

Oscar Wayne Carney Jr.
OSCAR WAYNE CARNEY, JR., Executor
under the Will of Oscar Wayne Carney, Sr.

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ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Oscar Wayne Carney, Jr., Executor of Will of Oscar Wayne Carney, Sr., the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of May, 1998.

My Commission expires:
7-28-2001

Cynthia F. Neal
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE}
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), an who, upon oath, acknowledged himself to be _____ of _____, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation, by himself as such officer.

Witness my hand and official seal at office this _____ day of _____, 1998.

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

Beginning at an elm stump on the West bank of Dry Fork of Whites Creek, running thence S. 3 1/2 deg. W. 35 poles to the center of a branch; thence up said branch with its meanders as follows: W. 84 1/2 deg. W 12.48 poles S. 64 deg. W. 12.24 poles, S. 35 deg. W. 6.78 poles, N. 88 1/2 deg. W. 6.66 poles, S. 47 deg. S. 3.15 poles to a point in said branch opposite a bridge; thence leaving said branch N. 37 3/4 deg. W. 16.78 poles to a stake; thence N. 84 1/4 deg. W. 24.24 poles to a cedar tree; thence N. 28-12 deg. W. 39.40 poles to a stone pile with chestnut pointers in the North line of the original tract; thence with the said line N. 77 1/4 deg. E. 75.70 poles to a point on west bank of Dry Fork of Whites Creek; thence 55 1/2 deg. E. 27.60 poles to the beginning, containing 24 acres, more or less.

Being the same property conveyed to Oscar Wayne Carney and wife, Mary Swint Carney by deed from Emma Carney, a widow, of record in Book 1451, page 537, Register's Office for Davidson County, Tennessee. The said Mary Swint Carney predeceasing the said Oscar Wayne Carney, who has since died leaving a Last Will and Testament of record in Will Book 212, Page 66, Probate Court for Davidson County, Tennessee.

INCLUDED IN THE ABOVE, BUT EXCLUDED IS THE FOLLOWING TRACTS OF LAND:

Deed from Oscar W. Carney and wife, Mary Swint Carney to Becky Carney Flouhouse of record in Book 4172, page 644, said Register's Office, dated September 20, 1967, more or less 3 acres.

Deed from Oscar W. Carney and wife, Mary Swint Carney to Leonard L. Carney and wife, Edna Glenn Carney of record in Book 4235, page 604, said Register's Office, dated May 16, 1968, more or less 3 acres.

Deed from Oscar W. Carney and wife, Mary Swint Carney to Joan C. Midgett of record in Book 4922, page 899, said Register's Office, dated June 9, 1975, more or less 3 acres.

Deed from Oscar Wayne Carney, Sr. to Oscar Wayne Carney, Jr. et ux of record in Book 5026, page 517, said Register's Office, dated May 14, 1976, more or less 5.8 acres.

Deed from Oscar W. Carney et al to Sandra Claisse Reinhardt of record in Book 5234, page 658, said Register's Office, dated December 12, 1977, more or less 3.29.

Deed from Oscar W. Carney to Dot Hartung of record in Book 5234, page 660, said Register's Office, dated December 12, 1977, more or less .11 acre.

Deed from Oscar W. Carney to Joan Midgett of record in Book 5699, page 111, said Register's Office, dated December 1, 1980, more or less 4.86 acres.