BOOK 10928 PG 431

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 $ 25,000.00

Wayne Carney
AFFIANT

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

Carolyn D. Mitchell
NOTARY PUBLIC

My Commission expires: 7-30-2001

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 NUMBER:
Oscar Wayne Carney, Jr. et ux	SAME	39-34
(NAME)	(NAME)	
4503 Dry Fork Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Tonya Carney, n/k/a Tonya Carney Sneed, Devisee Under the Will of Oscar Wayne Carney, Sr. and husband, Henry Richardson Sneed

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Oscar Wayne Carney, Jr. and wife, Yolanda Hitt Carney

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

6352 05/12 0101 03CHECK 105.50

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

IDENTIF. & REFERENCE 0437051

unimproved ( )
This is improved (X) property, known as 4503 Dry Fork Road (Number) Nashville (City) TN (State) 37189 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 11th day of May, 1998.

Tonya Carney Sneed
TONYA CARNEY n/k/a TONYA CARNEY SNEED
Devisee Under the Will of Oscar Wayne Carney, Sr.

Henry Richardson Sneed
HENRY RICHARDSON SNEED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10928 PG 432

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tonya Carney n/k/a Tonya Carney Sneed, Devisee Under the Will of Oscar Wayne Carney, Sr. and husband, Henry Richardson Sneed, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 11th day of May, 1998.

My Commission expires:
7-28-2001

Cynthia F. Neal
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A" BOOK 10928 PG 433

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.

Being the same property conveyed to Tonya Carney, n/k/a Tonya Carney Sneed, Devisee under the Will of Oscar Wayne Carney, Sr., by deed from Oscar Wayne Carney, Jr., Executor of the Will of Oscar Wayne Carney, of record in Book 10928, Page 428, Register's Office for Davidson County, Tennessee.

The said Henry Richardson Sneed joins in this conveyance to convey any marital rights he might have.

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

RECEIVED OF _____

FOR _____

BOOK 10928 PG 434

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 105.50
				CHECK 105.50
			05/12/98 01	14:40 0001 6352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0437051
IDENTIF. ↑ REFERENCE

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

No. 1292373