0537163

IDENTIF. & REFERENCE

33-B

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL
28-35

99 JAN 14 PM 4:06

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11298 PAGE 641

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Stacie L Smith
Affiant

Subscribed and sworn to before me this the 12th day of January, 1999.

My Commission Expires: 3/24/2001

Bobbie Carney
Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Gerald G. Carney and Barbara Carney
(Name)
5312 Ridge Road
(Street Address)
Joelton, TN 37080

SEND TAX BILLS TO: MORTGAGEE:

SAME
(Name)

(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **H. REGINA MCCORD (BIGGS), married,** hereinafter collectively called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **GERALD G. CARNEY AND WIFE, BARBARA S. CARNEY**, a single person, hereinafter called the "Grantee(s)", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in 14th Civil District of Davidson County, Tennessee being a part of a 16.79 acre tract of land conveyed to L. J. Proctor by deed from L. R. Jarrett, of record in Book 1072, page 319, Register's Office for said County, more particularly described as follows:

Beginning at a stake in the northwest corner of said tract of land and the right-of-way of the Ridge Road; thence with the same South 51 deg. East 200 feet; thence North 47-1/2 deg. East 169 feet; thence North 7 deg. East 200 feet; thence South 57-1/2 deg. West 360 feet to the beginning, containing 1 acres, more or less.

Being the same property conveyed to H. Regina McCord, by Deed of Record in Book 9502, page 466, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5312 Ridge Road
Joelton, TN 37080

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" 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 unless otherwise herein set out; and "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 12th day of January, 1999.

H. Regina McCord Biggs
H. REGINA MCCORD (BIGGS)

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 H. REGINA MCCORD (BIGGS), the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of January, 1999.

Bobbie Carney
NOTARY PUBLIC

My Commission Expires: 3/24/2000

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

F:CARNEY.WD

3169 01/14 0101 03CHECK 344.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11298 PAGE 643

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

01/14/99 01 16:05 0001 3169

0537163
IDENTIF. # REFERENCE

99 JAN 14 PM 4:07

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412609