0550986

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
W. WAYNE LeROY
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

99 FEB 19 PM 2:36

[illegible] BARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

[illegible] 0101 02/19/99 469.50

ADDRESS OF NEW OWNER(S):
Rex Bracy, et ux
1151 Cotton Harris Road
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
Map 39
Par. 36

BOOK 11348 PG. 62

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn and subscribed before me, this 19 day of February 1999.

Notary Public

Commission Expires:
9-18-99

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, PATRICIA CARNEY DEAN OLSON, KERRY B. CARNEY, CAROL CARNEY ROSS, and ROBERT BRUCE CARNEY, JR., referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto GENE CARNEY and BETTY CARNEY; REX A. BRACY, SR. and BARBARA CARNEY BRACY; and CALVIN SHORT and MARIE CARNEY SHORT, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Beginning at a stake with Old Hickory and oak pointers on a ridge, Stenberg's, Mrs. T.S. Waller's, and Mrs. Lillian Carney's common corner; running thence with Stenberg's line north 9 degrees east, 89 poles to a stake and pointer; thence north 55 degrees west 70 poles to a point in a drain; thence north 2 degrees east 73 poles to a stake on a ridge; thence north 88 ½ degrees west 25 poles more or less to the southeast corner of a tract of land conveyed to Kate M. Plumber by Lillian Carney by deed of record in Book 371, page 135 RODC; thence with the east line of said tract of land, north 68 poles more or less to a point; thence north 76 ½ degrees east 6.40 poles to a stake; thence south 87 degrees east 58.50 poles to a stake; thence south 3 degrees west 10 poles to a stake; thence south 29 degrees east 64 poles to a

stake; thence south 46 ½ degrees east 22 poles to a stake; thence south 51 ½ degrees east 20 poles to a stake; thence north 69 degrees east 46 poles to a stake; north 77-1/4 degrees east 33.30 poles to a stone pile with chestnut pointers, this being the northwest corner of a 24 acre tract recently surveyed off the original tract; thence with the west lines of said tract south 28 ½ degrees east 39.40 poles to a cedar tree; thence south 84-1/4 degrees east 24.24 poles to a stake; thence south 37-3/4 degrees east 16.78 poles to a point in a branch near a bridge; thence up said branch with its meanders as follows: South 31 ½ degrees west 24.60 poles; north 77 degrees west 14.36 poles; south 38 ½ degrees west 10.30 poles; south 8 degrees east 6.06 poles; south 38-1/4 degrees west 5.88 poles to a point in said branch opposite mouth of a drain; thence leaving said branch south 38-3/4 degrees east 77.20 poles with J.D. Campbell's west line to a stake 44 feet northwardly from a crooked lone oak on ridge; thence with Mrs. T.S. Waller's lines on said ridge, south 18-3/4 degrees east 5.20 poles to a stake with white oak and dogwood pointers south 69 3/4 degrees west 29 poles to a stake with down crooked lone oak, sugar tree and hickory pointers; south 88-3/4 degrees west 13.20 poles to a stake, stone pile and pointers; north 85 degrees west 27.60 poles to a stake with gum pointers; south 67 ½ degrees west 5.15 poles to a stake; south 40-3/4 degrees west 18 poles to a stake sassafras and chestnut pointers; south 70 ½ degrees west 16 poles to a stake on a little mound; south 86 ½ degrees west 16 poles to a stake; south 58-1/4 degrees west 12.30 poles to a stake at black oak on a mound; south 17-3/4 degrees west 16 poles to a stake; north 84 ½ degrees west 34.54 poles to a hickory stump; north 67-1/4 degrees west 26.90 poles to the beginning containing 242 acres more or less.

Included in the aforementioned description but excluded for the purpose of this transaction are the following:

(a) Property conveyed to Richard G. Carney and wife, Mary Gibson Carney by deed from George B. Carney and wife, Marguerite H. Carney of record in Book 1637, page 5 RODC being more particularly described as follows: Beginning at station 31/72.4 on Stenberg Road (proposed by Davidson County Highway Department) being the northeast corner; running thence south 15 degrees 19 minutes east 36.0 feet to a 36" black oak tree, thence south 38 degrees 46 minutes west 249.2 feet to a sugar maple tree; thence south 40 degrees 34 minutes west 180.5 feet to a split elm tree, thence north 71 degrees 52 minutes west 91.9 feet to a 14" poplar tree, thence north 16 degrees 00 minutes west 175.6 feet to an iron pin set in the center of the existing Stenberg Road, thence north 67 degrees 08 minutes east 433.8 feet to the point of beginning containing 1.48 acres more or less.

(b) Property conveyed to Herbert F. Stenberg and wife Evelyn May Stenberg by deed from George B. Carney and wife Marguerite H. Carney of record in Book 1638, page 153 RODC being more particularly described as follows: Beginning at a stake in Fred Stenberg's east boundary line 800 feet northerly from the northwest corner of the Waller property, thence north 9 degrees east 203.6 feet to center of the new Stenberg Road, thence continuing with Stenbert's east line north 9 degrees 449 feet to an iron pin, thence north 35 degrees west 75 feet, thence north 48 degrees west 200 feet; thence continuing with Stenberg's east line and an old fence line north 55 degrees west 200 feet, thence north 67 degrees west 122 feet to a 6" white oak; thence north 49 degrees west 125 feet to a 30" beech tree; thence north 56 degrees west 95 feet; thence north 22 degrees 15 minutes west 75 feet; thence north 23 degrees 30 minutes west 88 feet to the center of a branch; thence leaving Stenberg's line and with the center of said branch south 81 degrees east 250 feet; thence south 82 degrees 30 minutes east 200 feet; thence south 82 degrees east 178 feet; thence south 65 degrees 30 minutes east 147 feet; thence south 69 degrees 30 minutes east 86 feet; thence south 46 degrees east 80 feet to a point in the center of said branch and opposite a 12" walnut tree on the west bank; thence continuing with the center of said branch south 34 degrees east 81 feet; thence south 36 degrees 45 minutes east 155 feet; thence south 29 degrees 30 minutes east 196 feet; thence south 17 degrees

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30 minutes east 107 feet; thence south 35 degrees east 82 feet; thence south 19 degrees 45 minutes east 188 feet; thence continuing with center of branch through its confluence with Carney Creek to the center of Stenberg Road south 37 degrees east 310.7 feet; thence with the center of Stenberg Road south 74 degrees 15 minutes west 225 feet; thence north 81 degrees west 213 feet to the center of a bridge over Carney Creek; thence with the center of Carney Creek south 64 degrees west 193 feet; thence south 83 degrees 30 minutes west 75 feet; thence leaving the bed of said creek north 79 degrees west 169 feet to the point of beginning, containing 16.95 acres more or less.

(c) Property conveyed to Albert N. Capps and wife Thelma Carrington Capps by G.B. Carney and wife Marguerite Carney in Book 2640, page 437 RODC being more particularly described as follows: Beginning in the center line of Stenberg Road at the corner of G.B. Carney's northeast corner; thence with the center line of said road north 28 degrees east 97 feet; thence north 28 degrees east 350 feet; thence north 56 degrees east 432 feet to a point in the center of Stenberg Road where a culvert is under said road; thence south 55 degrees east 49 feet to the center line of Dry Fork Creek; thence with the center of said creek south 30 degrees 30 minutes west 386 feet; thence north 79 degrees west 243 feet; thence south 39 degrees west 170 feet; thence south 9 degrees east 97 feet; thence south 41 degrees 30 minutes west 100 feet to an iron pin in the mouth of a drain; thence north 45 degrees west 90 feet to the point of beginning containing 2.08 acres more or less.

(d) Property conveyed to Richard G. Carney and wife Mary Elizabeth Carney by Robert Bruce Carney Sr., Kerry B. Carney, and Patricia Carney Dean in Book 4850, page 937 RODC and being more particularly described as follows: Beginning at a point in the center of Stenberg Road at the center of a bridge over Carney Creek, said point being the most easterly corner of the Dunn property as recorded in Book 1876, page 469 RODC; thence following the center of Stenberg Road in an easterly direction approximately 950 feet to a point, said point being the northwest corner of R.G. Carney's property as recorded in Book 1637, page 5 RODC; thence along R.G. Carney's property line south 16 degrees 00 minutes east approximately 175 feet to a poplar tree; thence along R.G. Carney's line south 71 degrees 52 minutes east 91.9 feet to a split elm tree; thence along R.G. Carney's line north 40 degrees 34 minutes east 180.5 feet to a sugar maple tree; thence along R.G. Carney's line north 38 degrees 46 minutes east 249.2 feet to a black oak tree; thence along Carney's line north 15 degrees 19 minutes west 36 feet to a point in the center of Stenberg Road, said point being the northeast corner of R.G. Carney's property; thence following the center of Stenberg Road in an easterly direction approximately 880 feet to a point, said point being the northwest corner of the Capps property as recorded in Book 2640, page 437 RODC; thence along Capps line 90 feet in a southeasterly direction to an iron pin in the center of the creek that is 13 feet from the mouth of a drain; thence south 38 degrees 45 minutes east approximately 1280 feet to a point on Waller's line; thence along Waller's line south 18 degrees 45 minutes west 85.8 feet to a point; thence south 69 degrees 45 minutes west 478.5 feet to a point; thence south 88 degrees 45 minutes west 217.8 feet to a point; thence north 85 degrees west 455.4 feet to a point; thence south 67 degrees 30 minutes west approximately 99 feet to a point; thence south 40 degrees 45 minutes west 297 feet to a point on Kirby's line; thence south 70 degrees 30 minutes west 264 feet to a point; thence south 86 degrees 15 minutes west 264 feet to a point; thence south 58 degrees 15 minutes west 351.5 feet to a point; thence south 17 degrees 45 minutes west 264 feet to a point on Waller's line; thence north 84 degrees 15 minutes west 660 feet to a point; thence north 67 degrees 15 minutes west approximately 445 feet to a point, said point being the most southerly corner of the L.E. Bobel property as recorded in Book 1715, page 137 RODC; thence along Bobel's most easterly line north 9 degrees east approximately 800 feet to a point on Fulton's line; thence south 79 degrees east 169 feet to a point on Dunn's line; thence north 83 degrees 30 minutes east 75 feet along

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the center of Carney Creek to a point; thence north 64 degrees east 193 feet along the center of Carney Creek to the point of beginning containing 59 acres ore or less.

Being part of the same property conveyed to George B. Carney and wife Marguerite Carney (a ½ jointly held interest and a 1/4 undivided interest in each) by deed from Lillian Carney, a widow, A.W. Carney and wife Elvira Carney, J.D. Campbell and wife Elizabeth Campbell, and G.C. Carney, unmarried, of record in Book 505, page 681 RODC. George B. Carney died intestate leaving as his only heirs at law the following: Robert Bruce Carney, James B. Carney, Richard G. Carney, Kerry B. Carney, and Patricia J. Carney. Marguerite Carney died testate leaving her interest in the property to Robert Bruce Carney, James B. Carney, Richard G. Carney, Kerry B. Carney and Patricia J. Carney by will of record in Will Book 95, page 374 Probate Court Clerk's Office for Davidson County Tennessee. James B. Carney subsequently died testate leaving his interest in the property to Robert Bruce Carney, Richard G. Carney, Kerry B. Carney and Patricia J. Carney by will of record in Will Book 105, page 147 Probate Court Clerk's Office for Davidson County, Tennessee. The aforesaid Robert Bruce Carney has subsequently died intestate leaving as his only heirs at law Robert Bruce Carney Jr. and Carol Carney Ross. Richard G. Carney died testate leaving his interest in the property to Gene G. Carney, Marie Short and Barbara Bracy by will of record under docket number 95 P 1204 Probate Court Clerk's Office for Davidson County, Tennessee.

Prior to this conveyance Patricia Carney Dean Olson and Kerry B. Carney each own a 25% undivided interest in said tract. Carol Carney Ross and Robert Bruce Carney, Jr. each own a 12.5 % interest in said tract. Gene G. Carney, Marie Carney Short and Barbara Carney Bracy each own 8.33% of said tract.

For purposes of creating tenants by the entirety, Marie Carney Short conveyed to W. Wayne LeRoy, Trustee, who conveyed to Calvin Short and wife, Marie Carney Short as of record in Book 11348 page 47, RODC. For purposes of creating tenants by the entirety, Barbara Carney Bracy conveyed to W. Wayne LeRoy, Trustee, who conveyed to Rex A. Bracy, Sr. and wife, Barbara Carney Bracy, as of record in Book 11348, page 57, RODC. For purposes of creating tenants by the entirety, Gene Gordon Carney conveyed to W. Wayne LeRoy, Trustee, who conveyed to Gene Carney, and wife, Betty Carney of record in Book 11348, page 52, RODC.

Subsequent to this conveyance the property is held by the following tenants in common each holding the interest set opposite their names:

Calvin Short & Marie Carney Short	33 1/3%
Rex Bracy, Sr. & Barbara Carney Bracy	33 1/3%
Gene Gordon Carney & Betty L. Carney	33 1/3%

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 1999 which the Grantees herein assume and agree to pay.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of January 1999.

Patricia Carney Dean-Olson
Patricia Carney Dean Olson

Kerry B Carney
Kerry B. Carney

Carol Carney Ross
Carol Carney Ross

Robert B. Carney Jr.
Robert Bruce Carney, Jr.

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, Colleen C. Maltby, a Notary Public in and for said County and State, the within named PATRICIA CARNEY DEAN OLSON, 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 purpose therein contained.

Witness my hand and seal, this 25th day of January, 1999.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
COLLEEN C. MALTBY
No: 92-4457-1
My Appointment Expires March 10, 2000

Colleen C. Maltby
Notary Public

Commission Expires:
3/10/2000

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, Carolyn M Graham, a Notary Public in and for said County and State, the within named KERRY B. CARNEY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, this 27 day of Jan, 1999.

Carolyn M Graham
Notary Public

Commission Expires:

MY COMMISSION EXPIRES 5/16/2001

STATE OF California
COUNTY OF Contra Costa

Personally appeared before me, Linda Stepanovich, a Notary Public in and for said County and State, the within named CAROL CARNEY ROSS, 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 purpose therein contained.

Witness my hand and seal, this 11th day of February, 1999.

LINDA STEPANOVICH
Commission # 1176799
Notary Public — California
Contra Costa County
My Comm. Expires Mar 20, 2002

Linda Stepanovich
Notary Public

Commission Expires:
March 20, 2002
Linda Stepanovich

STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, Naomi M. Pyles, a Notary Public in and for said County and State, the within named ROBERT BRUCE CARNEY, JR., 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 purpose therein contained.

Witness my hand and seal, this 28th day of January, 1999.

Naomi M. Pyles
Notary Public

NOTARY PUBLIC AT LARGE MADISON COUNTY TENNESSEE

Commission Expires:

07/02/00

PEA 427198

wwl/bracy-wd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11348 PG. 68

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

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	24.00
CFEE	2.00
TOTAL	489.50
CHECK	489.50

02/19/99 01 14:45 0001 7964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1427194