WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/02 13:27 3pgs
Fees:18.00 Taxes:1110.00

20020806-0094497

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Gower Cohron (NAME)	SAME (NAME)	MAP 39
4503 Dry Fork Road (ADDRESS)	(ADDRESS)	PARCEL 34
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Oscar Wayne Carney, Jr. and wife, Yolonda C. Carney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Gower Cohron

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the southwesterly right-of-way line of Dry Fork Road, said point being the northeasterly corner of a 0.11 acre parcel conveyed to Danna D. Hayes by quitclaim deed of record in Book 10193, Page 893, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Danna D. Hayes S 8 degrees 31' 11" W, 140.28 feet to an existing iron pin located in the northwesterly right-of-way line of Stenburg Road,

THENCE, with the northwesterly right-of-way line of Stenburg Road and a curve to the right 209.15 feet, said curve having a central angle of 11 degrees 12' 46", a radius of 1068.75 feet, and a chord of S 53 degrees 10' 48" W, 208.82 feet to a point,

THENCE, continuing S 58 degrees 47' 10" W, 180.20 feet to an iron rod,

THENCE, leaving said right-of-way line with the easterly line of Doyle N. 35 degrees 58' 17" W, 143.85 feet to an old iron stake,

THENCE, leaving said easterly line with the southerly line of Sneed N 47 degrees 41' 53" E, 455.85 feet to an existing concrete monument located in the southwesterly right-of-way line of Dry Fork Road,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4503 Dry Fork Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 1st day of August, 2002

Oscar Wayne Carney, Jr.

Yolonda C. Carney

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 Oscar Wayne Carney, Jr. and wife, Yolonda C. Carney

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 1st day of August, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

THENCE, with the southwesterly right-of-way line of Dry Fork Road, S 53 degrees 34' 56" E, 111.11 feet to an existing iron pin and the point of beginning.

Containing 82,400 square feet or 1.891 acres, the same more or less.

BEING the same property conveyed to Oscar Wayne Carney, Jr. and Yolonda c. Carney by Quitclaim Deed from Oscar Wayne Carney, Jr. and Yolanda Hitt Carney of record in Book 11750, page 916, Register's Office for Davidson County, TN.