RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41631

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Kevin T. Ellerbee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. Ellerbee	Farm Credit Services	8-80
11840 McCullough Rd.	P. O. Box 547	
Zachary, LA 70791-0000	Dickson, TN 37056	

FOR AND IN 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, I/WE,

Fred Carney

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

Kevin T. Ellerbee, unmarried

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:

SEE ATTACHED LEGAL DESCRIPTION

Unimproved (X) Bidwell-Fitzgerald Rd.
This is improved ( ) property known as ~~100 West Park Drive~~, Joelton, TN 37080

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 my/our hand(s) this 3rd day of February, 2003

Fred Carney
Fred Carney

Davidson County DEEDWARR
Recvd: 02/07/03 10:43 4pgs
Fees:23.00 Taxes:240.50
20030207-0017120

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 Fred Carney, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2003

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2003

Property Description

Fred Carney Property

(Tax Map 8; Parcel 80)

Davidson County, Tennessee

Beginning at an iron pin located at the northwest corner of Tract II of the property conveyed to John Denham and wife, Cindy Denham, by deed of record in Book 10312, Page 872 of the Register's Office for Davidson County, Tennessee; said pin being the northeast corner of the subject property;

Thence, with the westerly line of Denham, South 22° 26' East, 420.0 feet to an iron pin located at the northwest corner of the property conveyed to Randall H. Alexander by deed of record in Instrument Number 20011126-0128528, RODCT;

Thence, with Alexander's westerly boundary, South 14° 24' 17" East, 380.09 feet to an iron pin;

Thence, continuing with Alexander's westerly boundary, South 40° 42' 43" West 82.88 feet to an iron pin in the westerly boundary of the property conveyed to Tonya C. Sneed by deed of record in Instrument Number 20011228-0143517, RODCT;

Thence, continuing with the westerly boundary of Sneed (Map 8; Parcel 164), Dobbs (Map 8; Parcel 129), Chase Manhattan Bank (Map 8; Parcel 128), and Marshall (Map 8; Parcel 139), South 40° 42' 43" West, 498.96 feet to a point in the centerline of Long Creek, said point being in the northerly boundary of the property conveyed to Mark Hughes by deed of record in Instrument Number 20010227-0017993, RODCT;

Thence, with Hughes' northerly boundary South 84° 16' 59" West, 109.66 feet to a point in the centerline of Long Creek, said point being the northeast corner of the property conveyed to Gary L. Homan by deed of record in Book 6070; Page 556, RODCT;

Thence, with Homan's northerly boundary, South 84° 16' 59" West, 300.0 feet to an iron pin in the centerline of Long Creek, said pin being the northeast corner of the property conveyed to White by deed of record in Instrument Number 20011003-107333, RODCT;

Thence, with White's northerly boundary, North 42° 10' 46" West, 375.06 feet to an iron pin on the south bank of Long Creek;

Thence, crossing Long Creek, North 4° 40' East, 520 feet, more or less, to a point in the southerly boundary of the property conveyed to Joe H. Hasty, Jr., and wife; Carlene Hasty, by deed of record in Book 4683, Page 724, RODCT;

Thence, with Hasty's southerly boundary, North 62° 10' East, 274.0 feet to a point;

Thence, continuing with Hasty, North 40° 59' East, 73.09 feet to an iron pin, said pin being the southwest corner of the property conveyed to James C. DeLoach by deed of record in Book 8031, Page 490, RODCT;

Thence, with DeLoach's southerly boundary, North 40° 59' East, 95.91 feet to a point;

Thence, continuing with DeLoach, North 59° 35' East, 108.70 feet to an iron pin, said pin being the southwest corner of the property conveyed to Christopher J. McBride and wife, Kimberly K. McBride, by deed of record in Book 11232; Page 766, RODCT;

Thence, with the southerly boundary of McBride, North 59° 35' East, 306.93 feet to the point of beginning, containing 16.85 acres, more or less; being the same 16.85 acre tract shown as a part of Tract One as conveyed to Fred Carney by deed of record in Instrument Number 20020408-0042567, RODCT;

Included with this tract is a 50-foot wide ingress/egress and utility access easement from the easterly boundary of the herein described property to the westerly margin of Bidwell Road, the centerline of said easement being more particularly described by metes and bounds as follows:

Beginning at an iron pin located in the westerly margin of Bidwell Road, said iron pin being referenced South 15° 30' 52" West, 218.13 feet from an iron pin located in the westerly margin of Bidwell Road at the northeast corner of the property conveyed to John Denham and wife, Cindy Denham, by deed of record in Book 10312, Page 871, RODCT;

Thence, leaving the westerly margin of Bidwell Road, South 62° 46' 08" West, 555.0 feet to an iron pin;

Thence, South 77° 35' 10" West, 323.71 feet to an iron pin;

Thence, South 78° 39' 43" West, 545.33 feet to an iron pin in the easterly boundary of the Fred Carney property (Tax Map 8; Parcel 80), said iron pin being Northwesterly 25.35 feet from an iron pin located in the easterly boundary of said Fred Carney property and located at the northwest corner of the property conveyed to Randall H. Alexander and wife, Christi R. Alexander, by deed of record in Instrument Number 20011126-0128528, RODCT; said easement containing 71,202 square feet (1.635 acres) more or less.

Said ingress/egress easement crosses a portion of the property conveyed to Fred Carney by deed of record in Instrument Number 20020408-0042567, RODCT; and a portion of the property conveyed to John Denham and wife, Cindy Denham, by deed of record in Book 10312, Page 871, RODCT.