FILE BOX 45

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/03 10:44 4pgs
Fees:23.00 Taxes:351.50
20030304-0028096

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 20 03

Notary Public 11/5/04

MY COMMISSION EXPIRES: ~~January 27, 2004~~
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wills Napier Morgan | NEW OWNER | MAP 38 |
| (NAME) | (NAME) | |
| 6161 Old Hickory Blvd. | | PARCEL 183 & 184 |
| (ADDRESS) | (ADDRESS) | |
| 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, De Loro N. Carney

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

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:

The following tracts of land, being a portion of the Albert G. Carney Property described as follows, to wit:

TRACT 2 - MAP #38-184

Being a tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, said tract being a part of Tract No. 2 of the property conveyed to Albert G. Carney, and wife, Deloro N. Carney by deed of record in Book 2151, Page 38, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the northerly right-of-way line of Old Hickory Boulevard, said point being the southeasterly corner of Tract 1 of the above described property, and being the southwesterly corner of the herein described tract,

Thence leaving said right-of-way line with the easterly line of Tract 1 N 2 deg. 08' 54" E, 1047.42 feet to an iron rod,

Thence leaving said easterly line with the southeasterly line of Sandra Wilson (Book 9827, Page 167) N 67 deg. 10' 27" E, 100.00 feet to an iron rod,

CONTINUED

This is improved ( X ) property, known as 6117 Old Hickory Blvd., Whites Creek, TN 37189
(unimproved ( ))
(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 my hand this 28th day of February, 20 03

De Loro N. Carney by Nelson R. Carney, Attorney-In-Fact

De Loro N. Carney

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

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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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Nelson G. Carney, 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 on behalf of Deloro N. Carney (aka De Loro N. Carney) as her Attorney in Fact as the free act and deed of the within named Deloro N. Carney.

Witness my hand and official seal at Nashville, Tennessee the 28th day of February, 2003.

My Commission Expires: 1/31/04

NOTARY PUBLIC

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Thence leaving said line with a new line and severing the lands of Carney S 10 deg. 13' 42" E, 1072.23 feet to an iron rod located in the northerly right-of-way line of Old Hickory Boulevard,

Thence with the northerly right-of-way line of Old Hickory Boulevard and a curve to the right 324.38 feet, said curve having a central angle of 16 deg. 33' 12", a radius of 1,122.77 feet, and a chord of S 84 deg. 37' 29" W, 323.25 feet to an iron rod and the point of beginning, described according to a survey made by Cantrell Kemp, LLC, Land Surveyors, RLS #1638, 103 West Harbor Ct., Hendersonville, TN 37075, dated June 1, 2002.

TRACT 3 - MAP #38-183

Being a tract or parcel of land located in the Fourteenth Civil District of Davidson County, Tennessee, said tract being a part of Tract No. 2 of the property conveyed to Albert G. Carney and wife, Deloro N. Carney by deed of record in Book 2151, Page 38, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Old Hickory Boulevard said point being the southeasterly corner of Tract 2 of the above described property, and being the southwesterly corner of the herein described described tract,

THENCE, leaving said right-of-way line with the easterly line of Tract 2 N 10 deg. 13' 42" W, 1072.23 feet to an iron rod,

THENCE, leaving said easterly line with the southeasterly line of Sandra Wilson (Book 9827, Page 167) N 67 deg. 10' 27" E, 100.00 feet to an existing iron pin,

THENCE, leaving said southeasterly line with the westerly line of Willis N. Morgan, III (Instrument 200007250073546) S 22 deg. 14' 45" E, 1051.54 feet to an existing iron pin located in the northerly right-of-way line of Old Hickory Boulevard,

THENCE, with the northerly right-of-way line of Old Hickory Boulevard and a curve to the right 324.34 feet, said curve having a central angle of 16 deg. 33' 12", a radius of 1,122.77 feet, and a chord of S 68 deg. 04' 17" W, 323.25 feet to an iron rod and the point of beginning, described according to a survey made by Cantrell Kemp, LLC, Land Surveyors, RLS #1638, 103 West Harbor Ct., Hendersonville, TN 37075, dated June 1, 2002.

BEING the same property conveyed to De Loro N. Carney, by Quitclaim Deed from Albert G. Carney, of record in Instrument 20020819-0100039, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20020708-0081698, and Warranty Deed of record in Book 2151, Page 38, said Register's Office (TRACT 2), and BEING the same property conveyed to De Loro N. Carney, by Quitclaim Deed from Albert G. Carney, of record in Instrument 20020819-0100037, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20020708-0081699, and Warranty Deed of record in Book 2151, Page 38, said Register's Office (TRACT 3).

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees.

Durable Power of Attorney of record in Instrument 20020708-0081696, said Register's Office.