FILE BOX "7"

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42653

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/03 12:22 3pgs
Fees:18.00 Taxes:296.00

20031208-0175790

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2003

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR 25 2006

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
Fred Carney	S A M E	8-178
P. O. Box 312		14D 52313
Joelton, TN 37080		8-177
		14D 52310

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,

Cindy Denham and husband John R. Denham

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

Fred Carney

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

Being the same property conveyed to Cindy Denham and husband, John R. Denham by deed from John M. Cannon, Trustee, of record in Book 10312, page 871, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 7651 Bidwell Road, 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 5th day of December, 2003

Cindy Denham

John R. Denham

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 CINDY DENHAM and husband, JOHN R. DENHAM, 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 5th day of December, 2003

Alan D. Mazer

Notary Public

My Commission Expires: 3/25/06

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

My Commission Expires MAR 25 2006

9565

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the East margin of Fitzgerald Road, at the N. E. corner of Chester Chambers 30.22 Ac. - (same being this tract of Land): Also being located: 453.75 ft., more or less from the most S. E. corner, measured along the original East line of Chester Chamber 30.22 Ac. Thence crossing the road in a S. 58° 0' W. direction, 52.75 ft. to a 30" Oak-Fence corner, on West side of Fitzgerald Road. Thence continuing S. 58° 0' W., 747.25 ft. to an iron rod, totaling 800 ft., along the N. line of Chester Chambers 30.22 Ac. tract. Thence N. 83° 30' W., 386 ft. to an iron rod on the S. bank of Long Creek, being the N. W. corner. Thence S. 43° 30' E., 195 ft. to an iron road, being the S. W. corner. Thence S. 83° 30' E., 386 ft. to an iron rod. Thence N. 58° 0', E. along S. line, 606 ft. To a fence corner, continuing across Fitzgerald Road, a total distance of 660 ft. to a point call the S. E. corner, in the original East line, of Chester Chambers tract, Thence N. 23° 0' W., 240.3 ft. to the point of beginning and containing 3.0 Ac.

Being the same property conveyed to Jimmy Chambers and wife Cindy Chambers by deed from Chester Chambers and wife Alma Chambers of record in Book 7430, page 25, said Register's Office, recorded December 18, 1987.

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod and fence cor., bearing S. 67°34 min.W., 645.5' from an iron rod in the South Fc. line of Chester Chambers 30.22 Ac. tract, same being this tract of land. Also being located 357.95' from a Fc. cor., bearing S. 18°0 min. E. and called the South West Cor. Thence N. 22°26 min. W., 420' to an iron rod in the South bank of Long Creek, called the N. West corner; in the N. line of Chester Chambers. Thence N. 25°0 min. E., 46' to an iron rod in the North line of Chester Chambers tract, also located on the S. bank of Long Creek. Thence N. 41°0 min. E., 498.5' continuing along the North line of Chester Chambers 30.22 Ac, to an iron rod in the S. bank of Long Creek, called the North East corner. Thence S. 22°26 min. E. 380' to an iron rod in the South fence line of Chester Chambers, called the South East corner. Thence S. 67°34 min. W., 544.5' along the South line to an iron rod and a Fc. cor., being the point of beginning, containing 5 Ac.

Being the same property conveyed to Jimmy Chambers and wife Cindy Chambers by deed from Chester Chambers and wife Alma Chambers of record in Book 7442, page 160, said Register's Office, recorded January 4, 1988.

BEING the same property conveyed to Cindy Denham and husband, John R. Denham by deed from John M. Cannon, Trustee, of record in Book 10312, page 871, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

600

P.A. Receipt: T20030120213 Print Time: 12/5/2003 10:29:03 AM Instr. No: 199501059565598 P.A. Customer: mazer