WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/05 10:01 2 pg
Fees:13.00 Taxes:246.61

20050405-0036804

G-CD-04-5010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,650.00

Edith E. Carney
Affiant

Subscribed and sworn to before me this 31 DAY OF March, 2005.

John Gleaves
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2005

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Edith E. Carney	Same	
5010 Clarksville Pike	(NAME) 6182 Old Hickory Blvd.	39-277.00
(ADDRESS) Whites Creek, Tennessee 37189	(ADDRESS) Whites Creek, Tn. 37189	& P/O 39-241.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNA LOVELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDITH E. CARNEY, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 14th Civil District of Davison County, Tennessee and described according to a survey by George W. Watkins, Surveyor as follows:

Beginning at a point in the northeasterly margin of State Highway No. 112, (Clarksville Highway), said point being the common front corner of the property herein conveyed and the Parman Oil Company property; thence N 59 deg. 30' E along the northerly margin of the Parman Oil Company property a distance of 435.5 feet to a point; thence S 37 deg. 45' E along the rear line of the Parman Oil Company a distance of 107 feet to a point; thence N 37 deg. 00' E a distance of 211.2 feet to a point; thence N 57 deg. 15' E a distance of 132 feet to a point; thence N 57 deg. 01' E a distance of 158.4 feet to a point; thence N 49" 36' E a distance of 90.5 feet to a point; thence N 40 deg. 29' E a distance of 94.5 feet to a point; thence N 61 deg. 16' E distance of 92.3 feet to a point; thence N 52 deg. 08' E a distance of 118.3 feet to a point; thence N 75 deg. 23' E a distance of 165.9 feet to a point; thence N 65 deg. 05' E a distance of 87.7 feet to a point; thence N 62 deg. 19' E a distance of 53.5 feet to a point; thence N 87 deg. 17' E a distance of 35.9 feet to a point; thence N 73 deg. 23' E a distance of 108.1 feet to a point; thence N 64 deg. 40' E a distance of 192 feet to an iron pipe in the corner of a fence, said point being the extreme easterly point of said property; thence N 87 deg. 00' W along an existing fence a distance of 1356 feet more or less to a point in said fence roll; thence South 28 deg. 30' W along an existing fence roll a distance of 655 feet more or less to a point; thence S 87 deg. 00' E along a fence roll 320 feet more or less to a point; thence S 21 deg. 30' E a distance of 149 feet to a point; thence S 59 deg. 30' W along the southerly margin of the Moore property a distance of 566 feet to a point in the margin of State Highway No. 112, (Clarksville Highway), and; thence 37 deg. 00' E along the margin of said highway a distance of 16 feet to the point of beginning and containing 15 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THE FOLLOWING DESCRIBED 8 ACRE TRACT.

Beginning at a point in the northeasterly margin of Clarksville Highway, said point being the southwesterly corner of the herein described property, thence leaving the margin of Clarksville Pike, N. 59 deg. 30' E. a distance of 848 feet to a point; thence N. 21 deg. 15' 51" W. a distance of 245 feet to a point; thence N. 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N. 87 deg W. a distance of 655 feet more or less a point; thence S. 87 deg. E. a distance of 320 feet more or less to a point; thence S. 21 deg. 30' E. a distance of 149 feet to a point; thence S. 59 deg. 30' W. a distance of 566 feet to a point situated in the northeasterly margin of Clarksville Pike, thence, with the margin of Clarksville Pike S. 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres of land more or less and being a portion of the same property as described in Deed Book 11175, page 219, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Anna Lovell by Warranty Deed from Sandra J. Lee of record in Instrument Number 20030311-0031565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Book 8228, page 780; Instrument No. 20030311-0031566, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5010 Clarksville Pike, Whites Creek, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of March, 2005.

Anna Lovell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Lovell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903