WARRANTY DEED

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2005.

Notary Public

My commission expires: 7/21/07

(AFFIX SEAL)

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 12/02/05 10:25 2 pgs
Fees:13.00 Taxes:647.50

20051202-0145079

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dorothy Knipfer	**SAME**	015-046.00
7330 Whites Creek Pike		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Emmett E. Carney, and wife, and Teresa J. Carney and Jessie H. Edens and wife Barbara C. Edens and Robert W. Carney a single man, Jerry L. Carney and wife Wanda M. Carney, and Cleveland Stephens and wife Ester Helen Stephens.

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

Dorothy Knipfer

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Nashville and Springfield Road at the northwest corner of the property conveyed to Howard Smith by deed from O.A. Felts and wife, of record in Book 1560, page 131, Register's Office for said county; thence with the center of said road northwestwardly 136 feet; thence North 85 degrees East 473.8 feet to an iron pin in Hershel Innis' line; thence with said Innis' line South 22 degrees East 194.7 feet to said Smith's northeast corner; thence with said Smith's northern boundary line North 88 1/2' West 505.5 feet to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS, THAT I / WE , EMMETT E. CARNEY, AND WIFE, ESTHER G. CARNEY have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee for the use and benefit of the Department of Highway, the land more particularly as follows: Beginning at a point in the east margin of Whites Creek Pike (State Route 65) said point being Howard Smith's north west corner; thence with said margin northwardly 135 feet more or less to Knipfer's southwest corner; thence with Knipfer's south boundary south 88 degrees 15 minutes west 10 feet more or less; thence southwardly 135 feet more or less to Smith's north boundary line; thence said boundary line north 85 degrees 30 minutes west 10 feet more or less to the point of beginning and containing 1,300 square feet and being part of the same property vested in Emmett E. Carney and wife Esther G. Carney by deed from Link A. Carney as of record in Book 4215, Page 479, Register's Office, Davidson County. SEE Affidavit of Heirship:

Legal description taken from prior deed. 20051202-0140710

***** Acreage Not Insured****** 20051202-0140718

Being the same property conveyed to Emmett E. Carney and wife, Esther G. Carney, by Deed from Link A. Carney, an unmarried man, dated 2/24/68, of record in Book 4215, Page 479, Register's Office for Davidson County, TN.

This is improved (XXX) Unimproved (____) property, known as **7330 Whites Creek Pike, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **22nd** day of **November, 2005.**

Emmett E. Carney
Emmett E. Carney

Teresa J. Carney
Teresa J. Carney

Jessie H. Edens
Jessie H. Edens

Barbara C. Edens
Barbara C. Edens

Robert W. Carney
Robert W. Carney

Jerry L. Carney
Jerry L. Carney

Wanda M. Carney
Wanda M. Carney

Cleveland Stephens
Cleveland Stephens

Helen Stephens
Estevia Stephens ########## Helen Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Emmett E. Carney, Teresa J. Carney, Jessie H. Edens, Barbara C. Edens, Jerry L. Carney and wife Wanda M. Carney, Robert W. Carney, Cleveland Stephens and ########## Helen Stephens the within named sellers, with whom I 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, at office, this 22nd day of November, 2005

David C. Kremer Jr.
Notary Public

My Commission Expires: 7/21/07

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.