WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

DAVID C. KREMER JR. 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 **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2006.

Notary Public

My commission expires: 7/21/07
(AFFIX SEAL)

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
Ricky L. Carney	**SAME AS NEW OWNER**	**06413000300**
4300 Old Hickory Blvd		
Old Hickory, TN 37138		

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,

James Lane and Jamye L Carney, joint tenants with right of survivorship

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

Ricky L. Carney, 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:

Land in Davidson County, Tennessee, lying in the 14th Civil District and being Lot No. 20 of Block 3, on the map of Berryville of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of Hadley Bend Road or Old Hickory Blvd and runs back between parallel lines along the southerly margin of 4th Street, 150 feet to an alley.

Being the same property conveyed to James Lane and wife, Jerry L. Lane by deed from Cyril Banks and wife, Frances L. Bank, of record in Book 4563, Page 936 being the same property conveyed to Jamye L. Carney by deed of record in Book 7788, Page 803 and James Lane and wife, Jerry L. Lane retained a life estate. Jerry L. Lane died 2/25/97 leaving James Lane as surviving life tenant. James Lane and Jamye Carney created a tenancy with right of survivorship by deed of record in Instrument No. 20000925-0094881, Register's Office for said County.

Being of the same property conveyed to James Lane and Jamye L. Carney, Joint tenants with Right of Survivorship, by Quit Claim Deed from James Lane and Jamye L. Carney, dated September 11, 2000, of record in Instrument No. 20000925-0094881, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the point of intersection of the east margin of Old Hickory Boulevard and the south margin of Fourth Street, thence along the said south margin North 75 deg. 39 min east 3 feet more or less to a point, thence along a 20 foot radius curve left southwardly 9.77 feet to a point in the said east margin, thence along the said east margin North 14 deg. 21 min. 20 sec. West 9 feet more or less to the point of beginning and containing 14 square feet.

Being the same property conveyed to Department of Transportation by right-of-way deed for highway purposes from James Lane and wife, Jerry L. Lane of record in Book 5613, page 490, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as **4300 Old Hickory Blvd, Old Hickory, TN 37138**

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.

Davidson County DEEDWARR
Recvd: 09/11/06 10:50 2 pg
Fees:13.00 Taxes:555.00

20060911-0111975

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 **August, 2006.**

James Lane

Jamye L Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **James Lane and Jamye L Carney, joint tenants with right of survivorship,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **August, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010