09080052

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2009

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 6, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAEL R. CARVER, II	Michael R. Carver, II	Map:03900002200 Parcel:
(NAME) 3635 Baxter Road	(NAME) Same	Map: Parcel:
(ADDRESS) Joelton, TN 37080	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09080052

Warranty Deed

For and in Consideration Of the sum of $115,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

L. W. CARNEY , DOLORES CARNEY, BADGER CARNEY, AND DOUGLAS CARNEY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL R. CARVER, II

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This is improved property known as 5461 CLARKSVILLE HWY., WHITES CREEK, Tennessee 37189

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10th day of August, 2009.

BILL GARRETT, Davidson County
Trans:T20090055095 DEEDWARR
Recvd: 08/12/09 11:40 4 pgs
Fees:23.00 Taxes:425.50
20090812-0075955

L. W. CARNEY

DOLORES CARNEY

BADGER CARNEY

DOUGLAS CARNEY

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 L. W. CARNEY , DOLORES CARNEY, BADGER CARNEY and DOUGLAS CARNEY , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 10th day of August, 2009.

NOTARY PUBLIC

My Commission expires:



Exhibit "A" Attachment

5461 U.S. HIGHWAY 41-A (CLARKSVILLE PIKE)

Property Description

Property located in the First Councilmanic District of Davidson County, TN. and Shown as Map 39, Parcel 22, Property Tax Assessor's Office of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 3-4-08 as follows:

The Point of Beginning being a set iron rod on the south margin of U.S. Highway 41-A as shown on right of way plans obtained from State of Tennessee Highway Department sheet no. 15 of project 517-A, dated: May 1930;
same point being the southeast corner of Daniel L. Cotter as of record in Deed Book 4892, page 115, Register's Office of Davidson County, TN. and common corner of the herein described tract;
said iron rod being located from an existing concrete highway monument along a curve to the left with an arc length of 11.35' and with a radius of 1191.00';
Thence continuing with a curve
turning to the left
with an arc length of 279.66',
with a radius of 1191.00',
with a chord bearing of S 60°01'54" E,
with a chord length of 279.02',
passing an existing concrete highway monument at 77.40' to a point;
Thence S 66°45'31" E a distance of 132.60' to a point;
Thence S 23°14'29" W a distance of 5.0' to a point;
Thence S 66°45'31" E a distance of 68.40' to a point;
Thence with a curve
turning to the right
with an arc length of 304.47',
with a radius of 1096.00',
with a chord bearing of S 58°48'01" E,
with a chord length of 303.49', to a point;
Thence S 50°50'31" E a distance of 532.90' to a point in the existing asphalt of the entrance of Dry Fork Road;
Thence with a curve
turning to the right
with an arc length of 47.33',
with a radius of 1382.50',
with a chord bearing of S 49°51'41" E,
with a chord length of 47.33',
to a set iron rod in the margin of said U.S. Highway 41-A and being the common corner of Jeffrey A. Ball, Sr. as of record in Instr: 200307090094426, R.O.D.C.;
Thence with said Ball S 01°26'10" W, passing the center line of Ball's existing gravel drive serving existing residence, at 23.17' and continuing a total distance of 110.48' to a set iron rod in an old existing road bed;
Thence with said old road bed S 04°56'35" E a distance of 38.09' to a set iron rod being the southeast corner of this tract and northeast corner of Gary A. Brown as of record in Deed Book 11419, Page 635, R.O.D.C.;
Thence **leaving said Jeffrey Ball, Sr. and old road bed,**
and with the common line of said Brown N 86°37'17" W passing a set nail in the center line of the existing asphalt of said Dry Fork Road at 38.30', an iron rod set as a witness point at the top of a ridge in the center of an existing trail at an additional 952.07', a total distance of 1797.28'
to a point in an existing lake and the common corner of W. Foster Dugas, Jr.

as of record in Instr: 200712100142414, R.O.D.C.;
Thence along said Dugas with a line surveyed by John Kohl and Company, PC., Dated: December 18, 1997, N 03°22'43" E a distance of 396.00' to a set iron rod;
Thence N 16°37'17" W a distance of 319.10' to set iron rod in the south line of Cylman D. Smith as of record in Deed Book 4753, Page 201, R.O.D.C., and being the common corner of this tract and said Dugas;
Thence with said Cylman N 88°08'05" E a distance of 301.30' to an existing 5/8" iron rod and common corner to this tract and said Cylman and in the line of Daniel L. Cotter;
Thence with said Cotter S 01°36'27" E a distance of 389.58' to a set iron rod;
Thence N 41°19'38" E a distance of 447.68' to a set iron rod;
Thence N 42°18'29" E a distance of 178.95' to a set iron rod
which is the point of beginning,
having an area of
1014070.5 square feet,
23.28 acres more or less

Being part of the same property conveyed to Leslie W. Carney by deed from Commerce Union Bank in Book 674, page 47, Register's Office of Davidson County, Tennessee. The said Leslie W. Carney having since died. Agnes Carney Cotter, L. W. Carney, Dolores Carney, Badger Carney and Douglas Carney being the heirs of Leslie W. Carney. Izona Carney, wife of Leslie W. Carney has a dower interest due to Leslie W. Carney death which was before April 1, 1977. Agnes Carney Cotter having since died. Gloria D. (Cotter) Marin being her only heir.
Dolores Carney is one and the same person as Dolorea Carney Texeiran.