Prepared By:
Recording requested by:
Gene Gordon Carney
14200 Hobby Lane #14109
Ft. Worth, TX 76155

and when recorded, please return this deed and tax statements to:
Gene Gordon Carney
149 Grandview Dr.
Gallatin, TN 37066
Escrow No.:

Title Order No.:

BILL GARRETT, Davidson County
Trans:T20100022481 DEEDQC
Recvd: 04/15/10 15:16 3 pgs
Fees:18.00 Taxes:150.86
20100415-0028563

Map 039 Parcel 36.00

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 13th day of April, 2010, between Marie Carney Short and John Calvin Short ("Grantor") whose address is 149 Grandview Drive, Gallatin, Tennessee and Gene Gordon Carney ("Grantee") whose address is 14200 Hobby Lane, Apartment 14109, Fort Worth, Texas.

FOR A VALUABLE CONSIDERATION, in the amount of Forty Thousand, Seven Hundred, Seventy Four and 30/100 DOLLARS ($40,774.30) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Whites Creek, County of Davidson, State of Tennessee described within the attached survey dated 08/06/2009 by Tommy E. Walker, R.L.S. #1465.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

GC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 40,774.30
Gene G. Carney
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April 20 10
Brandi Wells
Deputy Register

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on 4/14/2010, 20__.

Marie Carney Short

John Calvin Short

Type or Print Name of Grantor

State of Tennessee
County of Sumner } ss.

On April 14, 20 10 before me, Marie Carney Short personally appeared John Calvin Short personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Carolyn S Brown

Signature of Notary Public

NOTARY SEAL

CAROLYN S. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Carolyn Brown

Printed Name of Notary

My commission expires: 12-6-2013

Being a tract of land in the 1st Council District of Davidson County Tennessee and a portion of that property conveyed to Rex Bracy, Etux in DB 11348, PG 62 RODCT more accurately described according to a survey dated 8/06/09 by Tommy E. Walker, R.L.S. # 1465 as follows:

Beginning at an iron pin in the northerly margin of Stenberg Road, said pin being the most southerly southwest corner of the herein described tract and a common corner to Herbert F. Stenberg, Etux (DB 1638, PG 153 RODCT); Thence now leaving said margin with the easterly line of said Stenberg N 30°08'40" W, 321.59', crossing Carney Creek, to a point in the center of a small creek or drain; Thence with the center of said drain for the next 13 (thirteen) calls as follows:

1) N 13°16'21" W, 144.06'
2) N 26°53'25" W, 79.85'
3) N 17°35'48" W, 116.44'
4) N 24°02'06" W, 193.27'
5) N 22°50'38" W, 97.27'
6) N 46°13'59" W, 50.04'
7) N 42°40'25" W, 59.93'
8) N 35°40'42" W, 114.13'
9) N 64°20'48" W, 280.84'
10) N 77°44'37" W, 127.52'
11) N 69°42'30" W, 131.29'
12) N 80°49'56" W, 190.43'
13) N 74°48'16" W, 191.11'

to a point, said point being the most westerly southwesterly corner of the herein described tract and being a common corner to Ewin A. Albert (DB 7259, Pg 857 RODCT; Thence now leaving said drain, passing an iron witness pin on the northerly creek bank, N 03°17'08" W, 1147.61' to an iron pipe; Thence now with a new line S 89°34'18" E, 571.76' to an iron pin; Thence S 71°36'59" E, 222.71' to an iron pin; Thence S 13°53'39" E, 1188.60' to a 14' Hickory in a low gap on the southwesterly side of a logging road; Thence S 52°26'02" E, 550.30' to an iron pin on the southwesterly side of a said logging road; Thence S 07°13'38" E, 249.86' to an iron pin on the southwesterly side of a said logging road; Thence S 40°57'36" E, 103.55' to an iron pin on the southwesterly side of a said logging road; Thence S 71°35'50" E, 179.79' to an iron pin on the southerly side of a said logging road; Thence S 89°19'15" E, 175.33' to an iron pin on the southwesterly side of a said logging road; Thence N 75°05'58" E, 109.72' to an iron pin on the southwesterly side of a said logging road; Thence S 14°19'03" E, 367.92' to an iron pin on the north side of a power pole and in said margin of Stenberg Road; Thence with the same for the next 5 (five) calls as follows:

1) S 70°12'37" W, 263.97
2) S 74°31'07" W, 156.55'
3) S 79°57'47" W, 170.50'
4) S 79°04'11" W, 59.94'
5) S 80°40'33" W, 57.14'

to the point of beginning containing 39.459 acres more or less.

Being part of the same property conveyed to Gene Carney and Betty Carney; Rex A. Bracy, Sr. and Barbara Carney Bracy; and Calvin Short* and Marie Carney Short by deed from Patricia Carney Dean Olson, Kerry B. Carney, Carol Carney Ross, and Robert Bruce Carney, Jr. of record in Book 11348, Page 62, dated January 25, 1999 and filed for record on February 19, 1999, Register's Office for Davidson County, Tennessee. The said Betty Carney died on February 12, 2002. The said Rex A. Bracy, Sr., died on January 19, 2003.

* Calvin Short a/k/a John Calvin Short