FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 6311 PAGE 826

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,786.

Elza L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Philip Anderson, Attorney, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP LYTLE et ux (NAME)	The Benford-Whiting Company (NAME)	91-11-18
5401 Georgia Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 17322 (STREET ADDRESS)	12W-09180
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELZA L. JONES and wife, RUBY H. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP LYTLE and wife, JENNIFER LYTLE

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:

BEING Lot No. 32 on the Map of Morrow Meadows, Section One, as of record in Book 2083, Page 105, Register's Office for said County.

BEGINNING at a point in the southerly margin of Georgia Avenue at the corner of Lots Nos. 32 and 50; thence with the line between said lots southeasterly 100 feet to a point, the rear corner of Lots 33 and 32; thence with the line between Lots Nos. 32 and 33 easterly 66.51 feet to the west margin of Morrow Road; thence with the margin of said road northerly 87 feet to the beginning of a curve; thence around said curve westerly 37.57 feet to the southerly margin of Georgia Avenue; thence with the margin of said Avenue westerly 77.5 feet to the point of beginning.

BEING all the same property conveyed to Elza L. Jones and wife, Ruby H. Jones by deed from Waldon C. Hines and wife, Tessie M. Hines of record in Book 5283, page 631 RODC.

This conveyance is subject to restrictions of record in Book 2300, page 421 and the limitations on the Plan of record in Book 2083, page 105, said Registers Office, and to the 1978 property taxes, which have been prorated and the Grantees assume in full.

IT IS EXPRESSLY AGREED AND UNDERSTOOD that as a part of the consideration for the transfer of this property is the Grantees' express consent to assume and pay the unpaid balance of that certain Note secured by Deed of Trust of record in Book 5283, page 633, said Register's Office, and to abide by all the terms, conditions and/or obligations specified in said Note and/or Deed of Trust. Grantees' signature below evidences their express agreement of the same.

This is unimproved ( ) improved (X) property, known as 5401 Georgia Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37209 (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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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 1st day of June, 1984

Elza L. Jones
ELZA L. JONES

RUBY H. JONES

PHILLIP LYTLE

JENNIFER LYTLE

STATE OF TENNESSEE
Davidson County

BOOK 6311 PAGE 827

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elza L. Jones et ux Ruby H. Jones

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 19 84

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phillip Lytle and wife Jennifer Lytle with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the that they respectively of the the within named bargainor, a corporation, and that (he) as such (they) and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as and attesting the same by the said as

Witness my hand and official seal at office at Nashville, TN on this the 1st day of June, 19 84

My commission expires 4/21/85

Notary Public

WARRANTY DEED

FROM
ELZA L. JONES and wife,

RUBY H. JONES

TO
PHILLIP LYTLE and wife,

JENNIFER LYTLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

RECORDED

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6311 PAGE 828

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20756.00- CAMT.	
			54.03 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	60.53-
			3489A06/08/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12736

IDENTIF. REFERENCE

JAN 8 11 27 AM '84

No.0042536