File No: _____

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Address New Owner:	Send Tax Bills To:	Map/Parcel
Lyndal Roberts	Same	Map 105-10
Suite 600, 211 Union St.		Par 29
Nashville, TN 37201		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRENDA GAIL LYON, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said LYNDAL ROBERTS, a 1/4 undivided interest as a tenant in common, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 6 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Beach Avenue and runs back between parallel lines, 180 feet on the northerly side and 178.5 feet, more or less, to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Ruth Lyons, (unmarried) by deed from Raymond L. Barrett and wife, Jill Butler Barrett, of record in Book 4422, page 699, Register's Office for Davidson County, Tennessee. The said Ruth Lyons, having died intestate on _____, unmarried, leaving as her sole surviving heirs at law:
(1) Brenda Gail Lyon, Unmarried
(2) Arlietha Lyons, Unmarried
(3) Gregory Lyons, Unmarried
(4) Alice Lyons Johnson and husband, Richard Johnson
All being 21 years of age with their martial status at the time being as shown.

This property is conveyed subject to the Plan of record in Book 57, Page 95, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 1818 Beach Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said LYNDAL ROBERTS, his heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hand on this 18 day of February, 1989.

Brenda Gail Lyons
BRENDA GAIL LYON, unmarried

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 200

Tyndal Roberts
AFFIANT

Sworn to and subscribed before me this 18th day of February, 1988.

Louis N. Taunger Jr.
NOTARY PUBLIC

My commission expires: 9-26-92.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Gail Lyons, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of February, 1988.

Louis N. Taunger Jr.
NOTARY PUBLIC

My commission expires: 9-26-92.

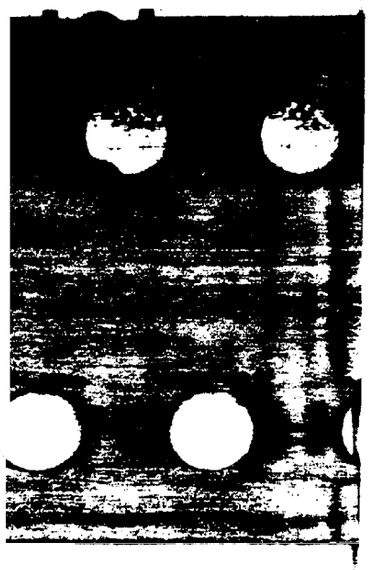
Prepared By:
Tom G. Coleman, Jr. Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, Tennessee 37027

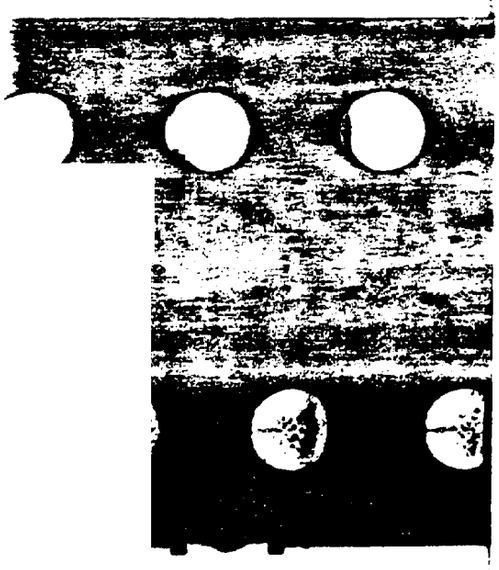
09935

FEB 21 8 38 AM '89

RUSH

8350 02/21 0101 03CHECK 7.16





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7775 PAGE 153

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	200.00
CON TX	0.66
PRFEE	0.50
WDEED	6.00
TOTAL	7.16
CHECK	7.16

02/21/89 01 08:39 0001 8350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09935

IDENTIFICATION

FEB 21 8 39 AM '89

No. 182804