File Box24

This Instrument Prepared By:
W. Kent Coleman
14 Public Square North
Murfreesboro, TN 37130

BOOK 8254 PAGE 170

Send Tax Statements to:	Name & Address of New Owner:	Tax Map & Parcel No.
Citizens Fidelity Bank & Trust	Donald L. Lyonhurst	Map 86, Parcel 68
C/O PNC Mortgage Servicing Co.	4023 Dodson Chapel Rd.	04D 02815
Louisville, KY. 40296	Hermitage, TN. 37076	

IDENTIF. REFERENCE 78387

DEC 10 10 37 AM '90
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MASTER'S DEED

FROM: LUCY WHITESELL, CLERK AND MASTER

TO: DON LYONHURST

WITNESSETH:

WHEREAS a Complaint was filed in the Chancery Court of Rutherford County, Tennessee, on July 13, 1990, by Georgia Chandler Lovelace and William E. Moore, Jr. against Harold M. Chandler to have the property as set forth herein sold and

WHEREAS a decree was duly entered in said cause by Court on the 13th day of September, 1990 commanding me to execute a deed and sale the following tract of land situated in the 4th Civil District of Davidson County, Tennessee, as more specifically described as follows:

> Situated in the 4th Civil District of said County and beginning at a point in the East Margin of the Dodson's Chapel Road, being the southwest corner of a tract of land One and One half (1½) acres conveyed by Mrs. May E. Gleaves to W. C. Dodson, et als, and the north west corner of a tract of land of five acres conveyed by Mrs. May E. Gleaves to W. R. Hewgley; thence East with the W. R. Hewgley north boundary line 334½ feet to the W. R. Hewgley north east corner, thence south with the W. R. Hewgley east boundary line 130-1/6 feet to a stone, thence west with a line parallel to the north boundary line 334½ feet to a stone in the east margin of the Dodson's Chapel Road, thence North with the east margin of the Dodson's Chapel Road to the beginning corner containing one acre.
>
> Being the same property conveyed to L. L. Benson and wife, Mattie Chandler Benson, by deed from W. R. Hewgley, of record in Book 936, Page 328, in the Register's Office for said County. Also being the same property conveyed to Mattie B. Chandler by deed from Leslie L. Benson as of record in Book 1877, Page 145, in said Register's Office. The said Mattie B. Chandler died intestate on October 16, 1989, survived by her brother and sisters, Harold M. Chandler, Georgia Chandler Lovelace and Ruby Chandler Moore.

Don Lyonhurst & Donald L. Lyonhurst are one in the same person.

AND, WHEREAS the terms and conditions of said decree have been met, all the right, title and interest of all the parties to the action are hereby devested out of them and vested in DON LYONHURST.

7846 12/10 0101 03CHECK 152.33

AND, WHEREAS, I was by said decree authorized and directed to execute and deliver a deed conveying to said DON LYONHURST, all the right, title and interest of all the parties to this action.

NOW, THEREFORE AND IN CONSIDERATION the sum of FORTY-FOUR THOUSAND EIGHTY-EIGHT AND NO/100 DOLLARS ($44,088.00), cash in hand paid by DON LYONHURST to the Clerk and Master of said Court, by virtue of the power and authority confired upon me by said decree, to, by this deed, grant, convey and confirm unto said DON LYONHURST, his heirs and assigns forever, all the right, title and interest of all the parties to said action in and to said tract of land and every part or parcel thereof with the appurtentances as indefeasible inheritance in fee simple forever.

WITNESS my hand and seal of said Court this 5th day of December, 1990.

Lucy Whitesell
LUCY WHITESELL, CLERK AND MASTER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, LUCY WHITESELL, CLERK AND MASTER, the within named 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 Murfreesboro, Tennessee, this the 5th day of December, 19 90.

Notary Public At Large

NOTARY PUBLIC AT LARGE

My Commission Expires:
3-27-93

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 44,088.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frank M. McWhorter
Affiant

Subscribed and sworn to before me, this 5th day of December, 1990.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
9-24-94



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8254 PAGE 172

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

MAMT 44088.00
ERR CO
MAMT 44088.00-
CAMT 44088.00
BANK TX 145.33
PRFEE 1.00
WDEED 6.00
TOTAL 152.33
CHECK 152.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/10/90 01 10:36 0001 7846

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

DEC 10 10 37 AM '90

IDENTIF. T REFERENCE

78387.

No. 380299