BOOK 8629 PAGE 919

27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Donald K Lyonhurst	Lovell & Malone, Inc.	MAP and PARCEL
Donald L. Lyonhurst	Attn: Tax Dept.	
132 Stewarts Ferry Pike	404 James Robertson Parkway	96-02 63.00
Nashville, TN 37214	Nashville, TN 37219	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/1000 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David Miller Birchett and Carolyn Birchett Abernathy, both married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Donald K. Lyonhurst and Donald L. Lyonhurst, Father and Son** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit: BEGO 05/20 0101 03CHECK 247.50

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for said County. Said Lot No. 28 is described as beginning at a point on the southwesterly side of Stewart's Ferry Road, at the common corner of Lots 28 and 29; thence with the margin of said Road, southeastwardly 101.6 feet to the beginning of a curve; thence along said curve, southwardly 35.6 feet to a point on the northwesterly margin of Blue Brick Drive; thence with the margin of said Drive, southwestwardly 127.65 feet to a point, and continuing with the same, southwesterly 23 feet to the common corner of Lots 27 and 28; thence with the line between said lots, northwesterly 124.8 feet to the common corner of Lots 28 and 29; thence with the line between said lots, northeastwardly 135 feet to the beginning.

BEING the same property conveyed to David Miller Birchett and Carolyn Birchett Abernathy from Martha B. Birchett from Quitclaim Deed of record in Book 8629, Page 916, said Register's Office.

This is property with a common address of 132 Stewarts Ferry Pike, Nashville, TN 37214.

Grantors warrant that they have never lived on said property as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: a) Property taxes for the current year, said taxes being prorated and assumed by the Grantees; b) All matters on the plan of record in Book 1424, Page 50, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $65,000.00

Affiant

Subscribed and sworn before me this 19th day of May, 1992.

Notary Public

My Commission Expires: 1-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **May, 1992**.

David Miller Birchett

Carolyn Birchett Abernathy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named **David Miller Birchett and Carolyn Birchett Abernathy, both married**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**. Tennessee, this **19th** day of **May, 1992**.

Notary Public

My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE

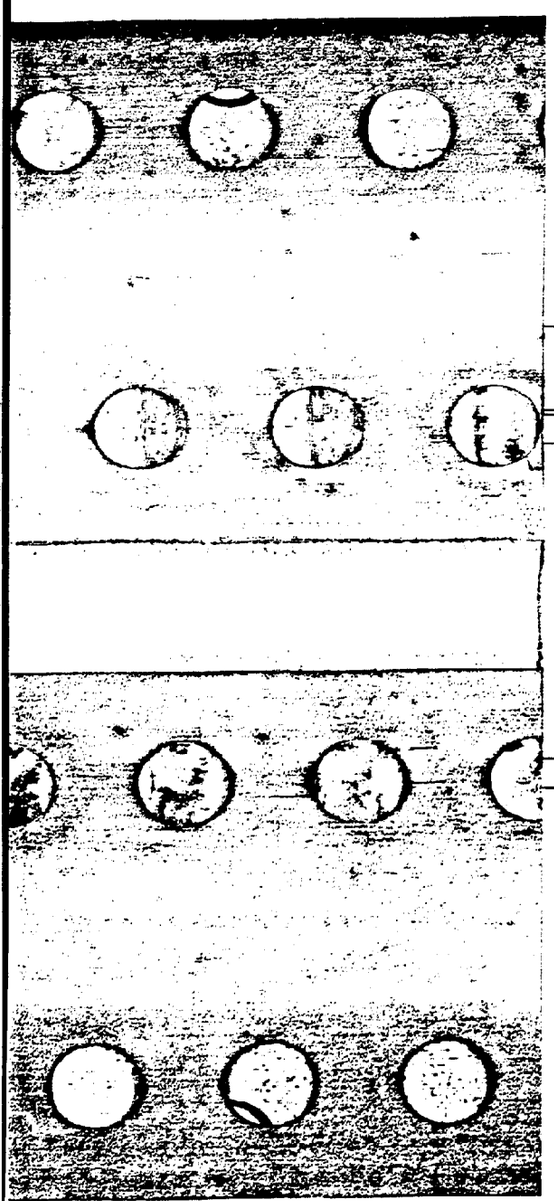
I: 11748

IDENTIF. TREFERENCE

MAY 20 9 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

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



RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 65000.00	
			CON TX 240.50	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 247.50	
			CHECK 247.50	
05/20/92	01	09:50 0001	8390	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE

MAY 20 9 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532572