Send tax bills to:

Beverly A. Lyons
700 Newhall Dr.
Nashville, TN 37206

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

Map: 83-11
Group:
Parcel: 111

Improved: x
Unimproved:

WARRANTY DEED

THIS INDENTURE made and entered into on this the 29th day of October, 1993, by and between PEGGY JEAN FERGUSON and TERRI SUE MASON, as tenants in common, hereinafter referred to as the GRANTORS, and BEVERLY A. LYONS, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Map of Eastland Acres, Section I, of record in Book 2133, Page 103, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Newhall Drive, the common corner of lots 122 and 123; thence southerly along the westerly margin of said Drive 101.5 feet to the beginning of a curve; thence southwesterly around said curve, having a radius of 25 feet, 39.1 feet to a concrete monument located 1 foot north of the northerly margin of Cooper Lane; thence westerly along a line parallel to and 1 foot north of said Lane 140 feet to a point being the common corner of Lot No. 123 and a 4 acre tract marked reserved; thence northerly along the line between said lot and said tract 128 feet to a point being the common corner of lots 122 and 123; thence easterly along the line between said lots 165 feet to the point of beginning.

Being the same property conveyed to John R. Haley and wife, Montilene L. Haley, by Deed of record in Book 4105, Page 88, Register's Office for Davidson County, Tennessee. The said Montilene L. Haley died on

November 28, 1985. John R. Haley died on October 25, 1992, leaving a Last Will and Testament which is recorded in Will Book 181, Page 722, Register's Office for Davidson County, Tennessee. Frances A. Haley was devised a life estate in the within described property under the provisions of said Will with remainder to the Grantors. The said Frances A. Haley has disclaimed her life estate by instrument of record in Book 8874, page 465, Register's Office for Davidson County, Tennessee.

James O. Ferguson, spouse of Peggy Jean Ferguson, joins in this conveyance to transfer any marital interest he may have in the said property. Michael Paul Mason, spouse of Terri Sue Mason, joins in this conveyance to transfer any marital interest he may have in the said property.

Peggy Jean (Haley) Ferguson and Peggy Jean Ferguson are one and the same person. Terry Sue (Haley) Mason and Terri Sue Mason are one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Peggy Jean Ferguson
PEGGY JEAN FERGUSON

James O. Ferguson
JAMES O. FERGUSON

Terri Sue Mason
TERRI SUE MASON

MICHAEL PAUL MASON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, PEGGY JEAN FERGUSON et vir, JAMES O. FERGUSON, and TERRI SUE MASON et vir, MICHAEL PAUL MASON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 29th day of October, 1993.

Denise Carver
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7-22-95

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 54,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of October, 1993.

Denise Carver
Notary Public

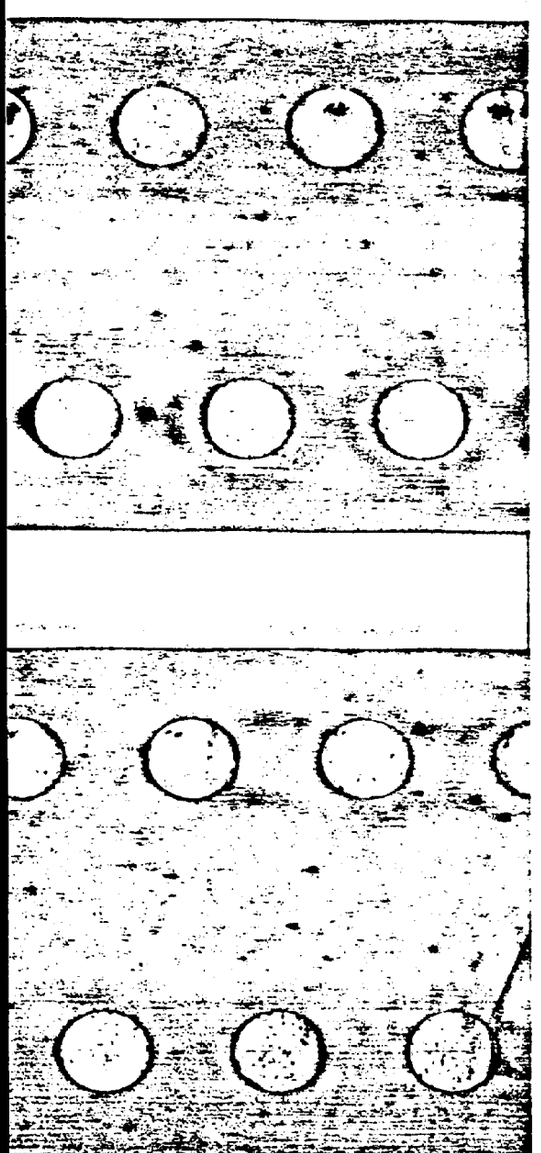
NOTARY PUBLIC AT LARGE

My Commission Expires: 7-22-95

2122 11/01 0101 03CHECK 214.65

79958
IDENTIF. & REFERENCE

93 NOV -1 AM 10:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9133 PAGE 498

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 54500.00
CON TX 201.65
PRFEE 1.00
WDEED 12.00
TOTAL 214.65
CHECK 214.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/93 01 10452 9001 2122

79958
IDENTIF. ↑ REFERENCE

93 NOV -1 AM 10:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 715978