OWNER:
RODNEY L. LYONHURST
130 Stewarts Ferry Pike
Nashville, TN 37214

SEND TAX BILLS TO:
Rodney L. Lyonhurst
As ABOVE

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

mail

Map 98 Group Parcel 157

BOOK 9224 PAGE 599

D E E D

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Dollars ($90,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **A. O. HIBLER, II and wife, JANNA SUZANNE HIBLER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **RODNEY L. LYONHURST and SANDY M. BREEDING**, as joint tenants with right of survivorship, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 2nd Civil District of Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 1 on the plan of "Disspayne Subdivision", of record in Book 6200, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to A. O. HIBLER, II, and wife, JANNA SUZANNE HIBLER, by deed from Elmer W. Disspayne and wife, Mary Katherine Disspayne, dated February 24, 1987, and of record in Book 7147, page 150, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS UNIMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **RODNEY L. LYONHURST** and **SANDY M. BREEDING**, as joint tenants, with right of survivorship, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful

right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way. Subject to any matters shown on the plat of record in Book 6200, page 100, with the following notes: (1) The soil has not been approved. Each lot will have to be submitted and approved by the health department before a building permit will be issued. (2) No grading or disturbance of lots except in accordance with ordinance 78-840 (storm notes management regulations). (3) Minimum building setback lines are to be established by the health department and/or zoning ordinance. (4) Any excavation, grading, fill or any other disturbance of the existing ground elevation must be done in accordance with storm water drainage ordinance No. 78-840 and approved by the Metropolitan Department of Public Works.

Property is being conveyed in its "as is" condition and Purchasers are aware that there is no existing approval from the Metropolitan Health Department for a sanitary sewer system, pursuant to letter of record in Book 8088, page 564.

POSSESSION to be given with delivery of deed.

Property taxes for the year 1994 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 14th day of January, 1994.

A. O. HIBLER, II

JANNA SUZANNE HIBLER

94 JAN 20 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ← REFERENCE 09082

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

BOOK 9224 PAGE 601

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, A. O. HIBLER, II and wife, JANNA SUZANNE HIBLER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1994.

Notary Public

My commission expires: 3/15/95

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

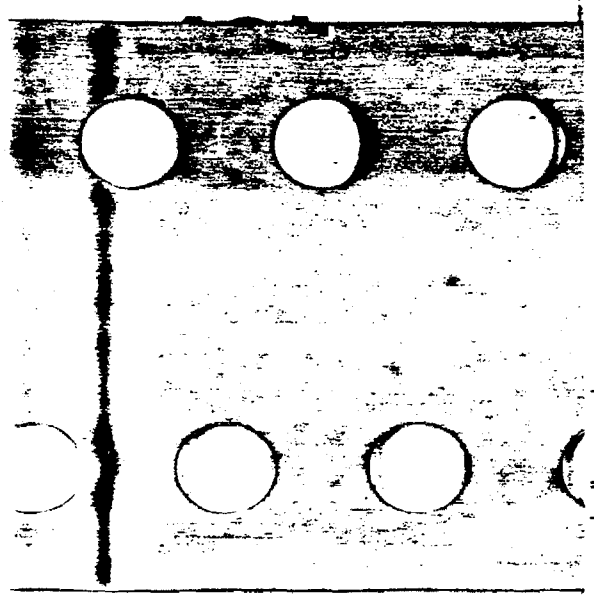
Affiant

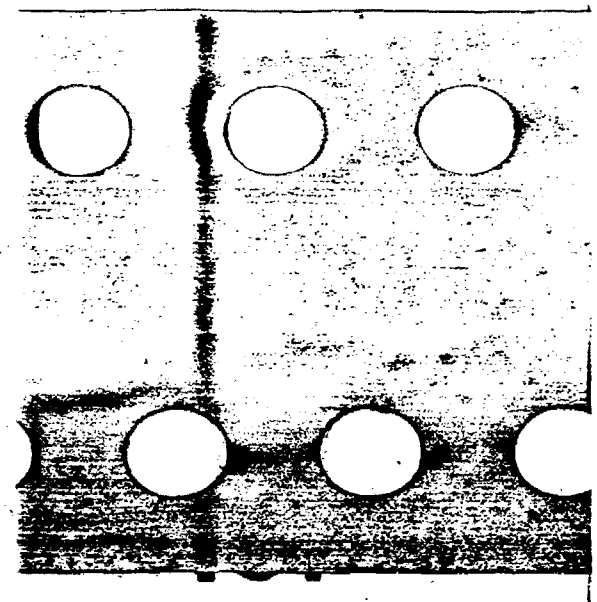
Sworn to and subscribed to before me, this the 14th day of January, 1994.

Notary Public

My commission expires: 3/15/95

1242 01/20 0101 03CHECK 346.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9224 PAGE 602

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	346.00
			CHECK	346.00

01/20/94 01 09:29 0001 1242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09082
IDENTIF. ↑ REFERENCE

94 JAN 20 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747209