56

BOOK 9244 PAGE 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25 DAY OF Jan 19 94

Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Lyon (NAME)	Community Mortgage Corp (NAME)	155-8C
6704 Autumnwood Drive (ADDRESS)	6389 Quail Hollow (ADDRESS)	94CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis TN 38120 (CITY) (STATE) (ZIP)	9D 80340

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee Chira and William Demetree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc Lyon and wife, Jean Lyon

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339 through 347, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Chira, an unmarried man, and William C. Demetree by deed from Lee Chira, Trustee for Nashville Properties Partnership of record in Book 9091, page 744, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7360, page 661, and Book 7964, page 33, said Register's Office.

This conveyance is subject to any and all existing easements of record.

16041 IDENTIF. & REFERENCE

94 FEB -8 AM 9:51 FEE $ ... REGISTER DAVIDSON COUNTY, TN.

3705 02/08 0101 03CHECK 486.60

unimproved ( )
This is improved (X) property, known as 6704 Autumnwood Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 25th day of January 19 94

Lee Chira by Robert L. Buchanan Atty in Fact
Lee Chira

William Demetree by Robert L. Buchanan Atty in Fact
William Demetree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Robert N. Buchanan, III, Attorney in Fact for

BOOK 9244 PAGE 427

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Chira and William Demetree

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of January 1997.

Commission expires ~~July 27, 1996~~ May 28, 1995 Deborah A. Widdis
Notary Public

as the free act and deed of Lee Chira and William Demetree

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____ _____
Notary Public

BOOK 9244 PAGE 428

WARRANTY DEED

FROM

Lee Chira and William Demetree

TO

Marc Lyon and wife, Jean Lyon

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 429

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 128000.00
CON TX 473.60
PRFEE 1.00
WDEED 12.00
TOTAL 486.60
CHECK 486.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/08/94 01 09:50 0001 3705

16041
IDENTIF. # REFERENCE

94 FEB -8 AM 9:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 754461