WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

Paul Emmett Stephens
Affiant

Sworn to and subscribed before me on this the 25th day of May, 1994.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: May 28, 1995

MORTGAGEE:

NONE

Address New Owner:	Send Tax Bills to:	Map-Parcel
PAUL E. STEPHENS 502 28th Street Old Hickory, TN 37138	same as new owner	53-8/151

1514 06/03 0101 03CHECK 83.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, We, ESTELLE DEVONIA LYLE and husband, GRAHAM R. LYLE, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto PAUL E. STEPHENS, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being the southeasterly 50 feet of Lots 6 and 7 of Block 20 on the Map of Dabb's and Elliot's Subdivision as of record in Book 547, page 127 in the Register's Office for said County.

SAID part of Lots 6 and 7 begins at a point in the south-westerly margin of Lakeshore Drive (formerly Pitts Avenue), the southeasterly corner of Lot 6 and thence south-westerly 100 feet with an alley to the common rear corner of Lots 7 and 8; thence with the line between said two lots northwesterly 50 feet to a point; thence northeasterly 100 feet to a point in the southwesterly margin of Lakeshore Drive (formerly Pitts Avenue); thence with said margin south-easterly 50 feet to the beginning and containing one-tenth of an acre, by estimation, be the same more or less.

Being the same property conveyed to Leslie Lee Rieves and wife, Geneva Joyce Rieves, by deed from Laura L. Rieves, a widow, of record in Book 5815, page 405, Register's Office for Davidson County, Tennessee. The said Geneva Joyce Rieves subsequently died survived by the said Leslie Lee Rieves, and the said Leslie Lee Rieves has since died, being unmarried at the time of his death, and the foregoing property was devised to the said Estelle Devonia Lyle by his unprobated Last Will and Testament, which was filed in the County Probate Clerk's Office for Davidson County, Tennessee, on March 24, 1994, under docket number 94UP38.

The said Graham R. Lyle, husband of Estelle Devonia Lyle joins in this instrument for the purpose of conveying any rights he may have in the property by reason of marriage.

This conveyance is made subject to the following:

a) Taxes for 1994 which have been prorated and are assumed by the Grantee.

b) An easement for telephone lines of record in Book 843, page 56 and 924, page 121 in the Register's Office for Davidson County, Tennessee and subject to a sewerage reservation of record in Book 946, page 306, said Register's Office.

This is improved property known as 2803 Lakeshore Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of May, 1994.

Estelle Devonia Lyle
ESTELLE DEVONIA LYLE

Graham R Lyle
GRAHAM R. LYLE

STATE OF TENNESSEE

COUNTY OF SUMNER

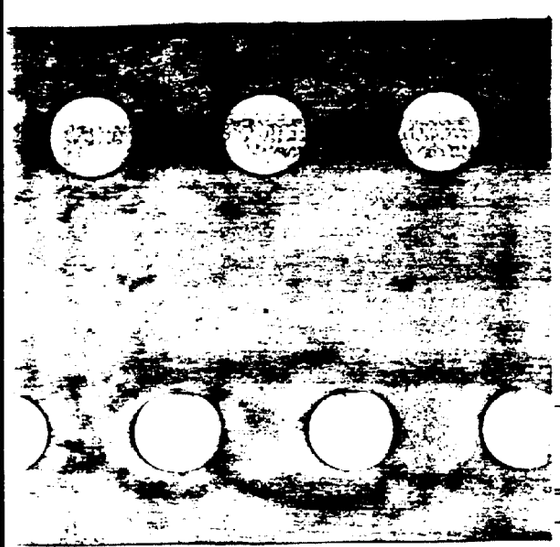
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ESTELLE DEVONIA LYLE and husband, GRAHAM R. LYLE the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

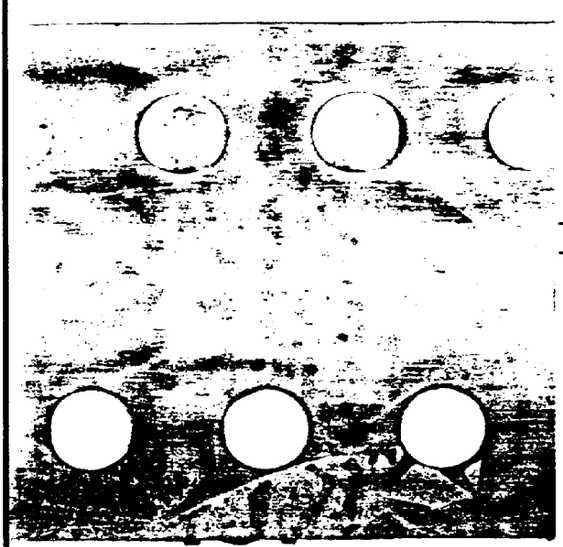
WITNESS my hand and official seal at Hendersonville, Tennessee, this the 25th day of May, 1994.

Charles P. Cross
NOTARY PUBLIC

My Commission Expires: May 28, 1995

57000
IDENTIF. & REFERENCE
94 JUN -3 AM 9:09
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9366 PAGE 701

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

06/03/94 01 09:11 0001 1514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57000
IDENTIF. ↑ REFERENCE

94 JUN -3 AM 9:10

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

No. 798488