F.k 1 of 39

BOOK 9527 PG 936

STATE OF TENNESSEE
COUNTY OF Davidson

5663-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 19 94.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/25/95

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Scott W. Lyons	SEND TAX BILLS TO: same	MAP-PARCEL NUMBERS Map 110, Par. 124
(NAME) 3574 Earhart Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James R. Simmons and wife, Linda F. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott W. Lyons

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:

See Attached

11362
IDENTIF. & REFERENCE

94 NOV 23 AM 11:39
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

6654 11/23 0101 03CHECK 527.30

This is improved property known as 3574 Earhart Road, Hermitage, TN 37076

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 their hands this 22nd day of November, 19 94.

James R. Simmons

Linda F. Simmons

File No.: 5663-M

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ATTACHMENT

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Company, dated February 25, 1965, revised, January 6, 1966, as follows:

Beginning at a point in the center of Earhart Road, said point being South 8 deg. 31 min. West 50 feet from southeast corner of the property conveyed to the Trustees of Bakers Grove Baptist Church, as of record in Book 3802, pagae 515, Register's Office for said County, said point being also in southerly margin of the 50 foot unnamed roadway; thence with southerly margin of said roadway, North 86 deg. 52 min. West 655 feet; thence South 8 deg. 7 min. West 235 feet, more or less, to a point in the northern boundary of K. B. Cooks property; thence South 88 deg. East 293.2 feet; thence South 85 deg. East 347.9 feet to the center of Earhart Road; thence with center of same, North 8 deg. 31 min. East 225 feet to the beginning, containing 2.6 acres, more or less.

BEING the same property conveyed to James R. Simmons and wife, Linda F. Simmons by deed from Robert E. Hooper and wife, Linda H. Hooper, filed of record in Book 4499, page 979, Register's Office for Davidson County, Tennessee.

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

5663-M

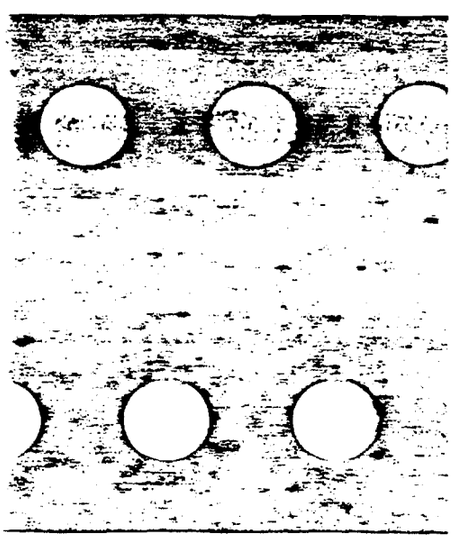
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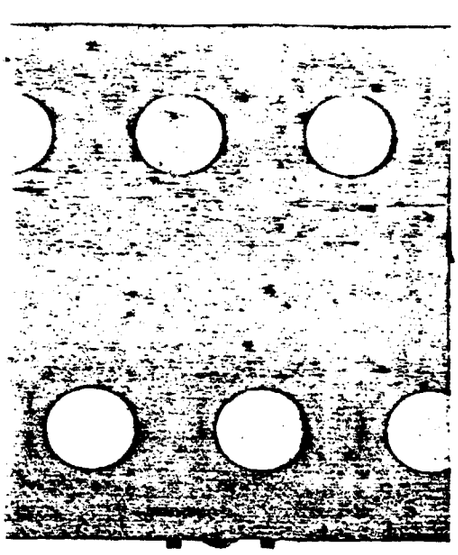
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named James R. Simmons and wife, Linda F. Simmons the bargainors, with whom I am personally acquainted, (or 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 22nd day of November, 19 94.

My commission expires 3/25/95

Notary Public Ollie Mai Parsley





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
	139000.00
CON TX	514.30
PRFEE	1.00
WDEED	12.00
TOTAL	527.30
CHECK	527.30

11/23/94 01 11:39 0001 6664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11362
IDENTIF. ↑ REFERENCE

94 NOV 23 AM 11:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856711