Box #52

BOOK 9725 PG 646

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

Return to:
Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brenwood, TN 37027
L-7890

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 6th day July, 1995.

Notary Public

My commission expires:

11/9/95

95 JUL -7 PM 3:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

07715

9374 07/07 0101 03CHECK 827.00

GENERAL WARRANTY DEED

Address New Owner:
John Kemp Lytle, Jr. &
Lorie Hoppers Lytle
815 Forest Acres Drive
Nashville, TN 37220

Send Tax Bills To:
~~Same~~
Third National Bank
P.o. Box 305110
Nashville, TN 37230-5110

Map and Parcel No.:
Map: 146-14
Parcel: 31

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter J. Strianse and wife, Laura M. Strianse**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John Kemp Lytle, Jr. and Lorie Hoppers Lytle** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Section One Forest Acres Subdivision, of record in Book 1130, page 104, Register's Office for said County.

Said Lot No. 8 front 152.56 feet on the southerly margin of Forest Acres Drive and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Peter J. Strianse and spouse, Laura M. Strianse by Deed from Donald Mark Simmons and spouse, Martha D. Simmons, of record in Book 8444, page 290 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1995, which have been prorated between the parties and are assumed by the Grantee.

2. The Plan of record in Book 1130, Page 104, said Register's Office, which shows a 80 foot minimum building setback line from Forest Acres Drive, and a 10 public utility easement along the real line of said lot.

3. Subject to a 10 foot easement for sanitary sewers and/or storm drainage across the rear portion of said lot as granted to metropolitan Government by instrument of record in Book 7737, page 72, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of July 6, 1995.

Peter J. Strianse

Peter J. Strianse

Laura M. Strianse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Peter J. Strianse**, the within named 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 6th day of July, 1995.

Brenda L. Lehman
NOTARY PUBLIC

My Commission Expires: 3/6/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

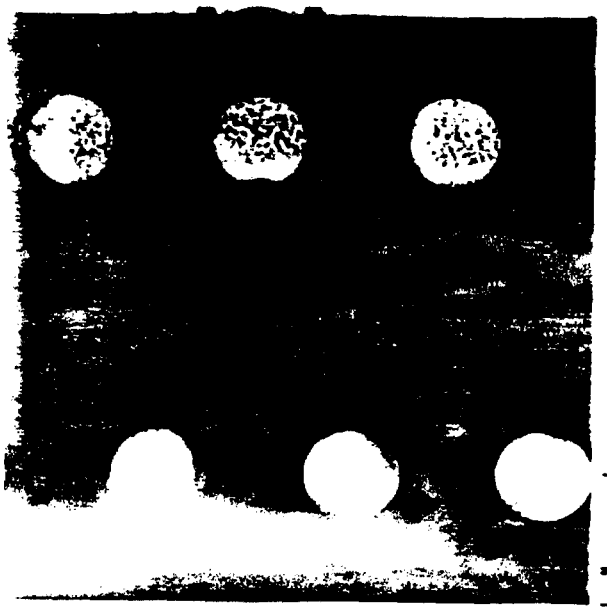
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Laura M. Strianse**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 6th day of July, 1995.

Brenda L. Lehman
NOTARY PUBLIC

My Commission Expires: 3/6/99

gen.dir\strianse.ded



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

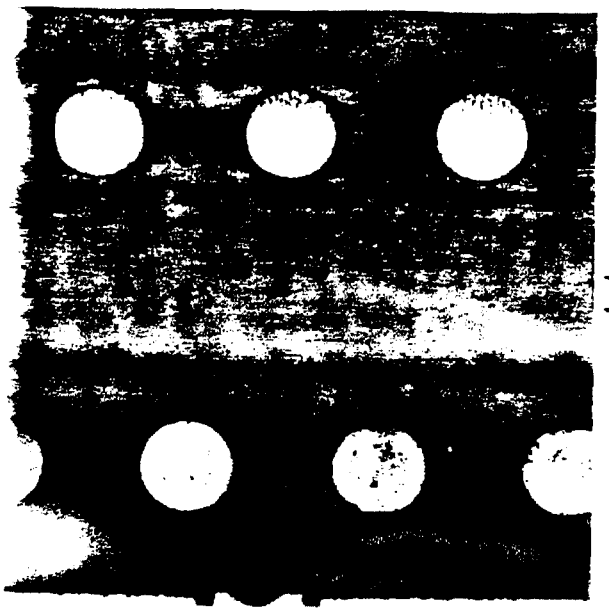
RECEIVED OF _____

FOR _____

BOOK 9725PG649

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 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 12.00
TOTAL 827.00
CHECK 827.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/95 01 15:58 0001 9074

00772I5
IDENTIFICATION REFERENCE

95 JUL -7 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.928211