BOOK 10051 PG 695

This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167

MAP 181, GROUP 0, PARCEL 74

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Carneal William Lytle
6346 Pettus Road
Antioch, TN 37013

IDENTIF. & REFERENCE 0182298

95 MAY 16 PM 1:24
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **MARK TAYLOR LYTLE**, have bargained and sold and do hereby transfer and convey unto **CARNEAL WILLIAM LYTLE and wife, PENNY JEAN LYTLE**, their heirs and assigns forever, that certain parcel of real estate situated in the 6th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

BEING a part of the Dickinson Farm as conveyed to S. L. Felts, Jr. by deed of record in Book 2145, page 581, Register's Office for said County, and being shown as Tract No. 2 on a plan of subdivision of L. B. Jones et al's tract of 16.46 acres, prepared by Stephen A. Draper, Surveyor, dated November 4, 1953, described according to a copy of said plan as follows:

BEGINNING at a point in the center line of Pettus Road, at the common corner of Tracts 1 and 2, being the northwest corner of the land conveyed to Guy L. Watson by deed of record in Book 2204, page 285, said Register's Office; thence with the center of said Road, North 82° 30' West 200 feet to the corner of Tract 3; thence with the line between Tracts 2 and 3, South 4° West 542.8 feet to a point; thence South 87° 30' East 199.3 feet to a corner of Tract 1, being Watson's southwest corner; thence with his west line, North 4° East 524 feet to the beginning, containing 2.44 acres, more or less.

BEING the same property conveyed to Claiborne W. Lytle and wife, Nancy J. Lytle, by deed appearing of record in Book 81, page 301, in the Register's Office of Davidson County, Tennessee. The said Nancy J. Lytle (a/k/a Nancy Fay Lytle) died on February 18, 1991. The said Claiborne W. Lytle (a/k/a Caliborne William Lytle) died testate on November 14, 1992, in Davidson County, Tennessee, leaving Mark Taylor Lytle and Carneal William Lytle the said property by his Last Will and Testament of record in Will Book 8789, page 740, in the Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to easements or restrictions applicable to the within described property and of record; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the

same is unencumbered except as set forth herein. The 1996 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, the undersigned, **LINDA CAROL LYTLE**, hereby join in the execution of this instrument for the purposes of, and do hereby convey to the Grantees, all of my rights, claim and interest in and to the above described real estate, including but not limited to homestead, dower, and any and all other marital rights.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS MY HAND, this 30 day of April, 1996.

Mark Taylor Lytle
MARK TAYLOR LYTLE

Linda Carol Lytle
LINDA CAROL LYTLE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MARK TAYLOR LYTLE and wife, LINDA CAROL LYTLE, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 30 day of April, 1996.

Maryne W. Kolen
Notary Public

My commission expires: 8-28-98

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 40,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

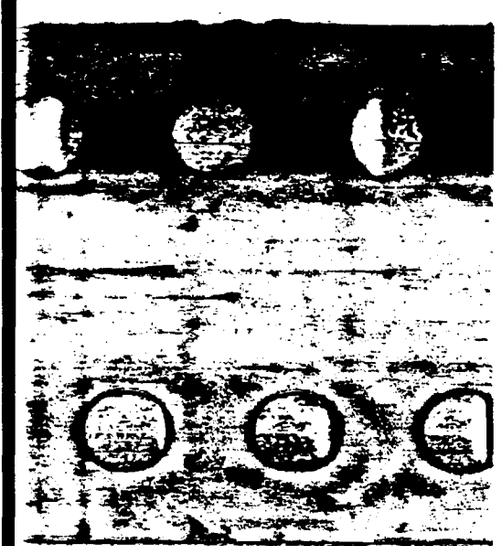
Penny J. Lytle
Affiant

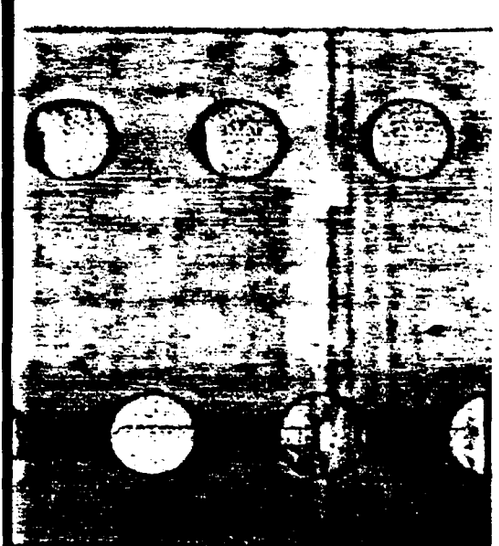
Sworn to and subscribed before me this the 30 day of April, 1996.

Maryne W. Kolen
Notary Public

My commission expires: 8-28-98

159.96





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 697

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 40800.00
				CON TX 150.96
				PRFEE 1.00
				MTGED 8.00
				TOTAL 159.96
				CHECK 159.96
			05/16/96 01	13:26 0001 2238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182298
IDENTIF. ♦ REFERENCE

96 MAY 16 PM 1:25

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

No. 1040201