BOOK 10200 PG 421

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **September, 1996, by and between MELINDA SUSAN BARRY, A MARRIED WOMAN, and JASON DERRICK SUMNER, UNMARRIED, CAROL LYNN EDGE, UNMARRIED, and REBECCA A. SUMNER, UNMARRIED, Grantors, and DONALD K. JUSTICE and WILMA J. JUSTICE, HUSBAND AND WIFE, Grantees.**

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MELINDA SUSAN BARRY, A MARRIED WOMAN, and JASON DERRICK SUMNER, UNMARRIED, CAROL LYNN EDGE, UNMARRIED, and REBECCA A. SUMNER, UNMARRIED, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said DONALD K. JUSTICE and WILMA J. JUSTICE, HUSBAND AND WIFE, herein referred to as Grantees, their successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 115 LYNN LEE DRIVE, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

JOHN BARRY, husband of Melinda Susan Barry, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

Johnny Barry
JOHN BARRY

Melinda Susan Barry
MELINDA SUSAN BARRY
Signature of Seller

Jason Derrick Sumner
JASON DERRICK SUMNER
Signature of Seller

Carol Lynn Edge
CAROL LYNN EDGE
Signature of Seller

Rebecca A. Sumner
REBECCA A. SUMNER
Signature of Seller

MAIL ENV.
96 SEP 24 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02284 25
IDENTIF. & REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MELINDA SUSAN BARRY** and husband, John Barry, the within named bargainor, 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 office in **Davidson** County, this **20th** day of **September, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JASON DERRICK SUMNER**, the within named bargainor, 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 office in **Davidson** County, this **20th** day of **September, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CAROL LYNN EDGE**, the within named bargainor, 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 office in **Davidson** County, this **20th** day of **September, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **REBECCA A. SUMNER**, the within named bargainor, 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 office in **Davidson** County, this **20th** day of **September, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

BEING Lot No. 26 on the Plan of Polly Acres Subdivision in the City of Lakewood Davidson County, Tennessee, as of record in Book 3700, page 57, as amended in Plat Book 3700, page 90, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 96 feet on the easterly margin of Lynn Lee Drive and runs back between lines measuring 150 feet on the northerly line and 165.7 feet on the southerly line to a line in the rear measuring 165 feet thereon.

Being the same property conveyed to VERNON WADE SUMNER AND WIFE, LILLIE VERNA SUMNER, by Deed from KIRBY CLIFTON AND WIFE, PAULINE L., of record in Book 4153, page 425, Register's Office for Davidson County, Tennessee, the said VERNON WADE SUMNER having since died, the property vested by operation of law solely in his surviving spouse, LILLIE VERNA SUMNER. LILLIE VERNA SUMNER died on May 12, 1995, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 95P-809, and recorded in Will Book 198, page 87, the property was devised to her four children, Melinda Susan Barry, Carol Lynn Edge, Rebecca Ann Sumner and Jason Derrick Sumner, the Grantors herein.

EXHIBIT 'A'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 63-4, PARCEL 77, 678.13).

2. All matters set forth on the Plan of record in Book 3700, page 57, as amended in Book 3700, page 90, Register's Office for Davidson County, Tennessee, which plan shows a 40-foot minimum building setback line from Lynn Lee Drive.

3. Restrictive Covenants contained on Plat of record in Plat Book 3700, Page 57, and Register's Office for Davidson County, Tennessee.

4. Easement to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8860, page 469, said Register's Office.

BOOK 10200 PG 424

Name and Address of Property Owner:

DONALD K. JUSTICE and WILMA J. JUSTICE
115 LYNN LEE DRIVE
OLD HICKORY, TN 37138

Property Address:

115 LYNN LEE DRIVE
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Parcel #: MAP 63-4, PARCEL 77

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$97,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Donald K Justice
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **September, 1996.**

Denise C. Allis
Notary Public

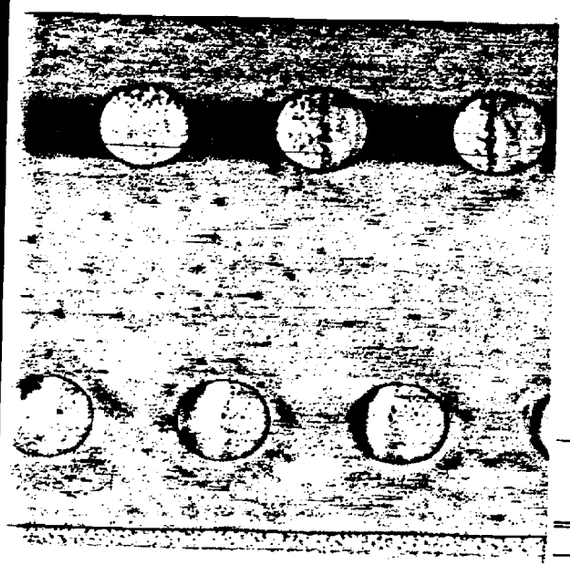
My Commission Expires: 5/28/2000

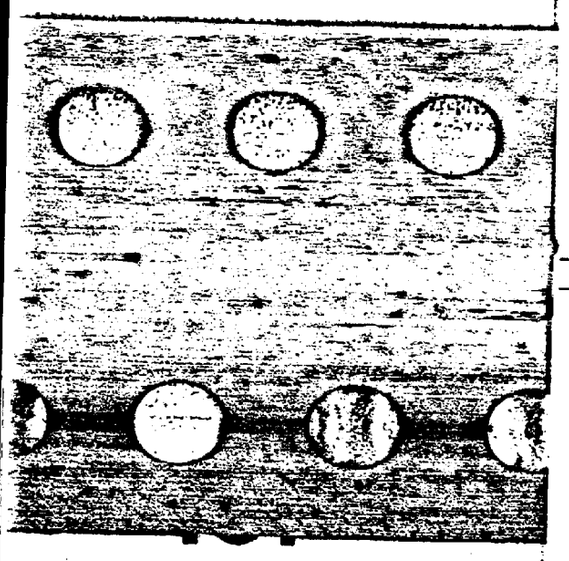
DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

1990 09/24 0101 03CHECK 378.86





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

RECEIVED OF _____

FOR _____

BOOK 10200 PG 425

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 97800.00
				CON TX 361.86
				PRFEE 1.00
				WDEED 16.00
				TOTAL 378.86
				CHECK 378.86
09/24/96		01		09:31 0001 1890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228425
IDENTIF. ↑ REFERENCE

96 SEP 24 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034298