FILE BOX 45

WARRANTY DEED

BOOK 10394 PG 145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Busbey (NAME)	Capital Bank & Trust (NAME)	MAP 119-14
208 Morton Avenue (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 331
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Robert C. Lyons and wife, Candee Lyons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin D. Busbey and wife, Lori D. Busbey

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:

BEING portions of Lot No. 90 & 91, on the plan of Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID portions of Lots no. 90 & 91 fronts 60 feet on the northerly margin of East Morton Avenue and extends back between parallel lines a distance of 150 feet to a dead line in the rear.

BEING the same property conveyed to Robert C. Lyons and wife, Candee Lyons by deed from Constance Culpepper and husband, Thomas Evans Brittingham, of record in Book 7009, Page 703, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1179, Page 176, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 208 Morton Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 26th day of March, 19 97

Robert C. Lyons

Candee Lyons

BOOK 10394 PG 146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Lyons and wife, Candee Lyons

the bargainor S 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 26th day of March 19 97.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

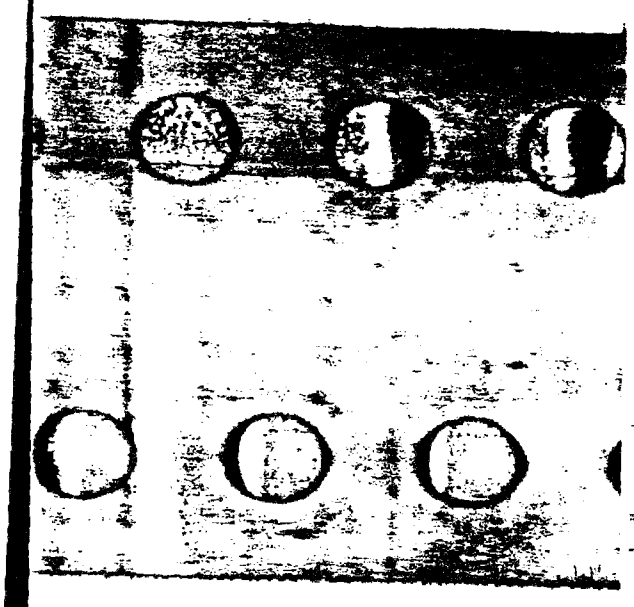
Notary Public

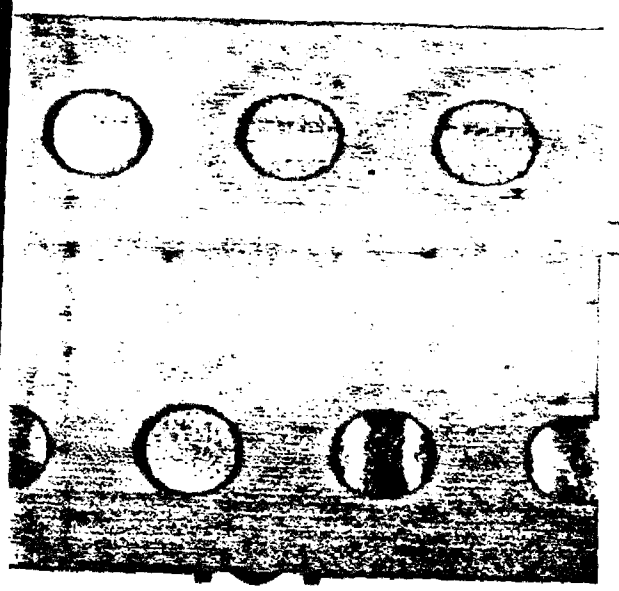
0287891
IDENTIF. & REFERENCE

97 MAR 27 PM 1:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2345 03/27 01:01 03EHLER 489.63





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

RECEIVED OF _____

FOR _____

BOOK 10394 PG 147

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 129900.00	
			CON TX 480.63	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 489.63	
			CHECK 489.63	
03/27/97	01		13:35 0001 2345	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287891
IDENTIF. → REFERENCE

97 MAR 27 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132630