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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $190,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 1998. Notary Public My Commission Expires: 11/27/99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John H. Lyle 6208 Brownlee Drive Nashville, TN 37205	SAME	Map 115-11-0-026.00 8DZ 66290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **CHRISTOPHER M. SCRIBNER AND WIFE, MARTHA Y. SCRIBNER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN H. LYLE,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of West Meade Farms, Inc., Section "L", of record in Book 2133, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 308 fronts 167.0 feet on the northwesterly margin of Brownlee Drive and extends back 340.5 feet on the southwesterly line and 233.8 feet on the northeasterly line to a dead line in the rear, measuring 168.6 feet thereon.

Together with as an appurtenance hereto that certain driveway easement of record in Book 3069, page 302, Register's Office for said County.

Being the same property conveyed to Christopher M. Scribner and wife, Martha Yeilding Scribner by deed from Frank W. Stevens, Jr., and wife, Rhonda H. Stevens, of record in Book 10139, page 620, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumed and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewers and/or storm drainage granted by instrument of record in Book 5527, page 576, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2133, page 53, Register's Office for said County.

4. Easement for driveway of record in Book 3069, page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as 6208 Brownlee Drive, Nashville, TN 37205.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of June, 1998.

Christopher M. Scribner

Christopher M. Scribner

By: Martha Y. Scribner Attorney-in-fact

Martha Y. Scrbner, Attorney-in-fact

Martha Y. Scribner

Martha Y. Scribner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA Y. SCRIBNER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of June, 1998.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA Y. SCRIBNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 1998.

Notary Public

My Commission Expires: 11/27/99

0455740
IDENTIF. & REFERENCE

98 JUN 26 PM 3:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6408 06/26 0101 03CHECK 716.0

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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 12.00
TOTAL 716.00
CHECK 716.00

06/26/98 01 15:39 0001 6408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455740
IDENTIF. ↑ REFERENCE

98 JUN 26 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312207