OWNER:
FARON D. STOUT
130 Stewarts Ferry Pike
Nashville TN 37214

SEND TAX BILLS TO:
GMAC MORTGAGE CORPORATION
100 Witmer Road
Horsham, PA 19044-0963

Map 96-2 Parcel 62

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

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D E E D

FOR AND IN CONSIDERATION of the sum of Ninety Thousand Five Hundred Dollars ($90,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **RODNEY L. LYONHURST**, have this day bargained and sold and by these presents do hereby transfer and convey unto **FARON D. STOUT**, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee, and being Lot No. 29 on the map of Section One, Clover Bottom Subdivision, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 100 feet on the southerly side of Stewart's Ferry Road and runs back between lines, 135 feet on the easterly line, 186 feet on the westerly line to the rear line of Lot No. 27 on which it measures 110 feet.
>
> Being the same property conveyed to Rodney L. Lyonhurst by deed from Donald L. Lyonhurst and wife, Wanda Jean Veatch, dated May 11, 1987, and of record in Book 7236, Page 936, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **FARON D. STOUT**, his heirs and assigns, in fee simple, forever.

I COVENANT with said Grantee that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and

unencumbered, except as noted herein; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Book 1424, Page 50, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given on or before December 20, 1998.

Property taxes for the year 1998 shall be prorated as of the date of this deed.

AND I, SANDY M. BREEDING LYONHURST, wife of the said Rodney L. Lyonhurst, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURES hereto this 17th day of December, 1998.

RODNEY L. LYONHURST

Sandy M Breeding Lyonhurst
SANDY M. BREEDING LYONHURST

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, RODNEY L. LYONHURST and wife, SANDY M. BREEDING LYONHURST, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of December, 1998.

Angelique P. Shaw
Notary Public

My commission expires: May 2, 2000

NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENNESSEE My Commission Expires May 2, 2000

****

The actual consideration or value, whichever is greater, for this transfer is $ 90,500

Affiant

Sworn to and subscribed to before me, this the 18 day of December, 1998.

Notary Public

My commission expires: May 2, 2000

ANGELIQUE P KANE
Commission Expires
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE

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0529951
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 2:17

REGISTER
DAVIDSON COUNTY, TN.

5580 12/29 0101 03CHECK 346.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11270 PAGE 291

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	90500.00
CON TX	334.85
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	349.85
CHECK	349.85

12/29/98 01 14:15 0001 5580

98 DEC 29 PM 2:17
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

052995 I
IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402895