188

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

**ADDRESS NEW OWNER:**

**RODNEY L. LYONHURST AND**
**SANDY M. ~~BREEDING~~** LYONHURST
5595 S. New Hope Rd.
Hermitage, TN 37076

**SEND TAX BILLS TO:**

**SAME**

**MAP AND PARCEL NO:**

**MAP 98, part of PARCEL 60**

99 AUG -5 AM 10:38
REGISTER
IDENTIFICATION REFERENCE
062206

**The actual consideration or value, whichever is greater, for this transfer, is $20,000.00, this 3rd day of August, 1998.**

**AFFIANT**

**Sworn to and subscribed before me this 3rd day of August, 1998.**

**NOTARY PUBLIC**

**My commission expires:** 5/28/2000

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JOHN C. FISHER AND IRIS P. FISHER, TRUSTEES OF THE JOHN C. FISHER AND IRIS P. FISHER JOINT REVOCABLE LIVING TRUST, DATED SEPTEMBER 25, 1997, as amended from time to time, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RODNEY L. LYONHURST AND WIFE, SANDY M. LYONHURST, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, 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 by reference.

This is unimproved property, is adjacent to and shall become an addition to the existing Tract No. 1 already owned by GRANTEES and ingress and egress to the herein described property is already provided for through the said Tract No. 1.

GRANTORS do not warrant the subject property to be a buildable lot.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands and seals on this the 29 day of July, 1997

John C. Fisher
JOHN C. FISHER, CO-TRUSTEE

Iris P. Fisher
IRIS P. FISHER, CO-TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. FISHER AND IRIS P. FISHER, CO-TRUSTEES OF THE JOHN C. FISHER AND IRIS P. FISHER JOINT REVOCABLE LIVING TRUST, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of July, 1997.

Duncan C. Aaron
notary public

My commission expires: 5/28/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

BEING 2.25 acre tract of land as described on the Plan of record in Plat Book 6200, page 100, as follows:

BEGINNING at an iron rod (old) on the northeast corner of Tract No. 1, as of record in Plat Book 6200, page 100; thence South 85 degrees 30 minutes East a distance of 162.00 feet to an iron rod (new); thence South 4 degrees 54 minutes a distance of 614.87 feet to an iron rod (new); thence North 82 degrees 42 minutes 30 seconds west a distance of 162.00 feet to an iron rod (new) in the east property line of Tract No. 3 of said subdivision; thence along the easterly property lines of the said Tract No. 3 and Tract No. 2 North 5 degrees 38 minutes 30 seconds for a distance of 207.8 feet to an iron rod (old); thence continuing along the easterly property line of Tract No. 2 and Tract 1 North 4 degrees 30 minutes for a distance of 400.0 feet to an iron rod (old), the point of beginning, containing 2.25 acres, more or less.

BEING a portion of the same property conveyed to JOHN C. FISHER AND IRIS P. FISHER, TRUSTEES OF THE JOHN C. FISHER AND IRIS P. FISHER JOINT REVOCABLE LIVING TRUST, by Warranty Deed from John C. Fisher and wife, Iris P. Fisher, of record in Book 10694, page 186, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1998 and all future years.

2. Any and all other matters appearing of record.

89.00 03/30/05 01:01 TOTO RECORDED

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11607 PAGE 665

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0620806

IDENTIF. & REFERENCE

99 AUG -5 AM 10:38

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 20000.00 |
| CON TX | 74.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 89.00 |
| CHECK | 89.00 |

08/05/99 01 10:44 0001 2330

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1500532

9-5-99

VOID

PAGE

BOOK 11607 PAGE 666