WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/00 13:56 3pgs
Fees:15.00 Taxes:795.50

20000922-0094263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaDonna J. Ramsey (NAME)	SAME AS NEW OWNER (NAME)	MAP 31
4678 Lickton Pike (ADDRESS)	(ADDRESS)	PARCEL 35
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(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, James Russell Lyons and Laura Ann Lyons McCord and Marsha Rose Ferguson and LaDonna Jean Ramsey and Judy Elaine Lyons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaDonna J. Ramsey and James R. Lyons and Laura A. McCord and Marsha Rose Ferguson

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:

A tract or parcel of land lying in the 1st Councilmanic Districe of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc. dated July 19, 2000, as follows:

BEGINNING at an Iron Rod (new) in the westerly margin of Lickton Pike, and the east end of a fence line, said point being the southeast most corner of the herein describedd parcel and the northeast most corner of a parcel belonging to Whites Creek High School, as evidence in Deed Book 4926, Page 57, Register's Office for Davidson County, Tennessee; thence leaving said margin and following the common line, between Whites Creek High School and the herein described parcel, North 75 degrees 19 minutes 25 seconds West, 2,012.28 feet, to a 24" oak tree, at a break in the fence line; thence, North 82 degrees 13 minutes 18 seconds West, 517.47 feet, to a 24" oak tree, at a break in the fence line, said tree being a common corner to a parcel of land belonging to Ella C. Williams, as evidence in Deed Book 1163, Page 106, Register's Office for Davidson County, Tennessee; thence North 69 degrees 16 minutes 49 seconds West, 336.16 feet, to an Iron Pin (old), said point being the southwest most corner of the herein described parcel, a common corner to the above mentioned Ella C. Williams parcel, and the southeast corner of a parcel belonging to Turner H. Todd, as evidenced in Deed Book 4672, Page 446, Register's Office for Davidson County, Tennessee; thence continuing along a fence line in a northerly direction along the common line between the herein described parcel, and th previousy mentioned parcel belonging to Turner H. Todd, North 25 degrees 13 minutes 48 seconds East, 936.49 feet, to an Iron Rod (new), said point being the northwest most corner of the herein desribed parcel, and a

CONTINUED

unimproved ( )
This is improved (X) property, known as 4678 Lickton Pike, Whites Creek, TN 37189
(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 19th day of September, 2000

James Russell Lyons

Marsha Rose Ferguson

Laura Ann Lyons McCord

LaDonna Jean Ramsey

Judy Elaine Lyons

LEGAL DESCRIPTION CONTINUATION

common corner to the previously mentioned Turner H. Todd, and a common corner to a parcel belonging to Joe S. Chandler Jr., as evidenced in Deed Book 8334, Page 466; thence continuing along a fence line in an easterly direction, South 74 degrees 56 minutes 13 seconds East, 1,281.18 feet, to an Iron Rod (new), said point falling on the northerly line of the herein described parcel and the south line of the previously mentioned parcel belonging Joe S. Chandler Jr.; thence, South 76 degrees 27 minutes 23 seconds East, 849.28 feet, to an Iron Rod (new), said point being the northwest most corner of a parcel belonging to James R. Lyons, as evidenced in Deed Book 4024, Page 718, Register's Office for Davidson County, Tennessee; thence, South 8 degrees 43 minutes 43 seconds West, 431.08 feet, to an Iron Rod (new); thence, South 59 degrees 16 minutes 03 seconds East, 567.00 feet, to an Iron Rod (new) on the westerly margin of Lickton Pike, said point being the northeasterly most corner of the herein desribed parcel, and the southeast most corner of the previously mentioned parcel belonging to James R. Lyons; thence, along said margin, South 19 degrees 28 minutes 45 seconds West, 195.51 feet to an Iron Rod (new); thence, continuing along said margin, around a curve to the right, said curve having a radius of 552.78 feet, an arc length of 123.07 feet, to the point of beginning, containing 2,245,334.908 square feet and/or 51.546 acres more or less.

Being the same property conveyed to Gus T. Lyons by deed from R. D. Marshall and wife, Kate C. Marshall, of record in Book 358, Page 206, Register's Office for Davidson County, Tennessee. The said Gus T. Lyons having since died. Said property was devised to R. Stanley Lyons by the Last Will and Testament of Gus T. Lyons of record in Will Book 63, Page 168, Probate Court for Davidson County, Tennessee. The said R. Stanley Lyons, a/k/a Robert Stanley Lyons was pre-deceased by his wife Harriet Christine Lyons, Dec. 27, 1984. Robert Stanley Lyons died intestate, a resident of Davidson County, Tennessee, March 1, 1991; leaving as his sole and only heirs at law, James Russell Lyons, Laura Ann Lyons McCord, Marsha Rose Ferguson, LaDonna Jean Ramsey and Jesse Ray Lyons. The said Jesse Ray Lyons having since died intestate leaving his only heir-at-law as Judy Elaine Lyons.

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 James Russell Lyons and Laura Ann Lyons McCord and Marsha Rose Ferguson and LaDonna Jean Ramsey and Judy Elaine 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 Goodlettsville, Tennessee, this 19th day of September 2004.

Commission expires 10-25-05

Notary Public

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 _____, _____.

My commission expires _____

Notary Public