PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 41887
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/02/00 16:02 2pgs
Fees:11.00 Taxes:925.00
20001002-0097481

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Christain Mary Beth Christain 3703 Trimble Road Nashville, TN 37205	Same

TAX MAP-PARCEL NUMBERS: 130-08-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 250000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kendall Aaron Dyer and spouse, Sue Ellen McClure Dyer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Christain and spouse, Mary Beth Christain,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 80 feet of Lot No. 11 and the westerly 50 feet o the northerly 315 feet of Lot No. 10, on the Map of the unrecorded portion of Westhaven, described according to a survey by John Kohl & Company, P.C., dated March 26, 1986, as follows:

BEGINNING at a point in the southerly margin of Trimble Road at the northwesterly corner of the property conveyed to Joseph A. McGrorty, of record in Book 3399, page 3, said Register's Office; thence leaving said southerly margin with McGrorty's easterly line, southwardly 300 feet, more or less, to a point; thence eastwardly 80 feet to a point; thence northwardly 15 feet to a point; thence eastwardly 50 feet to a point; thence northwardly 315 feet Deed (309.5 feet field measure), to the southerly margin of Trimble Road; thence with said margin westwardly 130 fee to the point of beginning.

BEING the same property conveyed to Kendall Aaron Dyer and Kerry G. Foth, both unmarried by deed from W. Raymond C. Ford, unmarried of record in Book 8479, page 777, Register's Office for said County. By Quitclaim Deed of record in Book 10704, page 25, said Register's Office, Kerry G. Foth, unmarried and Kendall Aaron Dyer, unmarried, conveyed their interest in subject property to Kendall Aaron Dyer and Sue Ellen McClure, both unmarried, as Joint Tenants with the Right of Survivorship, Kendall Aaron Dyer and Sue Ellen McClure having since married..

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; subject to a 20 foot easement for sanitary sewers and/or storm drainage along the southerly portion of said property and a 10 foot temporary construction easement north of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4306, page 290, said Register's Office.

This is improved property, known as: 3703 Trimble Road, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2000.

Kendall Aaron Dyer

Sue Ellen McClure Dyer

State of Tennessee
County of Davidson

On this 29th day of September, 2000, before me the undersigned authority, personally appeared **Kendall Aaron Dyer** and **Sue Ellen McClure Dyer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250000.00

Affiant

Sworn and subscribed before me on the 29th day of September, 2000.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public