BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,000.00** Paula Pearce Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2001. Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/08/01 09:27 2pgs
Fees:11.00 Taxes:514.30
20010208-0012443

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS M. PEARCE, ET UX	**SAME**	**142-02-0-051.00**
(NAME) **104 CARRIAGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, ROBERT D. LAYNE AND WIFE, MARY E. LAYNE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS M. PEARCE AND WIFE, PAULA L. PEARCE,** 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:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of the Resubdivision of Lot 3 and Lot 98 Cross Timbers, Sections 1 & 2, of record in Book 4715, page 111, Register's Office for Davidson County, Tennessee.

Said Lot 98 fronts 85 feet on the easterly margin of Carriage Drive and extends back 130 feet on the northerly line and 165 feet on the southerly line to a broken line in the rear measuring 127.06 feet thereon.

Being the same property conveyed to Robert D. Layne and wife, Mary E. Layne by deed from James E. Acree and wife, Vicki B. Acree, as the sole heir-at-law of Lucille Barnes, deceased, of record in Book 7976, page 147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4064, page 909 as amended in Book 5425, page 362, said Register's Office and all matters contained on the Plan of record in Book 4715, page 111, Register's Office for Davidson County, Tennessee and such other easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **104 CARRIAGE DRIVE, NASHVILLE, TN 37221**
(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 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 7th day of **FEBRUARY, 2001**.

Robert D. Layne
ROBERT D. LAYNE

Mary E. Layne
MARY E. LAYNE

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 **ROBERT D. LAYNE and MARY E. LAYNE**, 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 **Nashville,** Tennessee this 7th day of **FEBRUARY, 2001**.

Commission expires: OCTOBER 25, 2003.

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE