Davidson County DEEDWARR
Recvd: 06/13/01 08:48 2pgs
Fees:11.00 Taxes:850.63
20010613-0062071

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of June, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE DONALD R. BARRETT WILLIAMSON COUNTY TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard F. Wells and Kathleen Pust Wells
5113 Fredericksburg Way East
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 171-03-0-A
012.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Neal Richard Lyons and wife, Molly B. Lyons** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard F. Wells and wife, Kathleen Pust Wells** hereinafter referred to as 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. 126 on the Plan of Section 1-B, Fredericksburg, of record in Book 7900, page 509; and Book 7900, page 552, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Neal R. Lyons and wife, Molly B. Lyons by deed from Radnor Homes, Inc. of record in Book 9493, page 761, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 509 and amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8920, page 65; and Book 7798, page 843, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record in Book 8920, page 40, said Register's Office.

By-Laws of record in Book 8920, page 45, said Register's Office.

Conveyance of Common Area of record in Book 9443, page 538 and on plat of record in Book 7900, page 807, said Register's Office.

Surveyor's Certificate of correction of record in Book 9469, page 129, said Register's Office.

Subject to flow of creeks and streams.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5113 Fredericksburg Way East, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of June, 2001.

Neal Richard Lyons

Neal Richard Lyons

Molly B. Lyons

Molly B. Lyons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal Richard Lyons and wife, Molly B. Lyons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2001.

Notary Public

11-18-01

My Commission Expires

03323-BW