THIS INSTRUMENT PREPARED BY:

Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Davidson County DEEDWARR
Recvd: 06/27/01 10:13 3pgs
Fees:15.00 Taxes:610.50
20010627-0067967

Name and Address of New Owner: **Michael R. Lyaker** **Valentina Lyaker** **4004 Colorado Avenue** **Nashville, TN 37209**	
Send Tax Bills to: SunTrust Bank P.O.Box 305110/ 7th Floor Nashville, TN 37230-5110	
Property Address: **4004 Colorado Avenue** **Nashville, TN 37209**	**Map and Parcel Numbers:** **103-04-412**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEWIS H. McCURDY, III, UNMARRIED, "GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL R. LYAKER AND VALENTINA LYAKER, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP ,"GRANTEES",** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

2. 2001 taxes, which Grantees assume and agree to pay.

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 Grantor does covenant with the said Grantees that he is lawfully seized 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; and Grantor does further covenant and bind himself, his heirs and assigns, 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 hands this 25 day of June, 2001..

Lewis H. McCurdy, III

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lewis H. McCurdy, III, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained..

WITNESS my hand and seal at Nashville, Tennessee, this 25 day of June, 2001.

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

NOTARY PUBLIC

My commission expires:

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 44 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 44 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street, and runs back between parallel lines, 162.9 feet to an alley.

Being the same property conveyed to Lewis H. McCurdy, III, by deed from William Stanley Perry, Jr., and Gloria J. Watson, Co-Administrators of the Estate of William Stanley Perry, deceased, as of record in Book 11538, page 313, Register's Office for Davidson County, Tennessee.