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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/01 14:14 3pgs
Fees:18.00 Taxes:310.80

20010711-0073987

G-6690-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Claudia Mae Burton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2001

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
Claudia Mae Burton (NAME)	Same As New Owner (NAME)	MAP 53-8
301 24th Street (ADDRESS)	(ADDRESS)	PARCEL 18
Old Hickory, TN 37138 (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, Brian A. Dyer, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claudia Mae Burton, unmarried,

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 more particularly described, to-wit:

BEING Lot No. 7 in Block 14, on the Plan of Dabbs & Elliott's Subdivision No. 2 at Dupontonia (now Lakewood), Old Hickory, Tennessee of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

EASEMENT: Grantee, his heirs or assigns shall have the use and benefit of and is hereby granted an exclusive easement 6 feet in width extending eastwardly from the west boundary line of Lot No. 8, running from 24th Street to an alley in the rear of said lot on the Plan of Dabbs & Elliott's Subdivision No. 2, of record in Plat Book 547, Page 127, said Register's Office, for ingress and egress and for maintenance of Lot No. 7 on said plans and improvements thereon.

INCLUDED in the above-described property, but expressly EXCLUDED from this conveyance is property conveyed to Filbert J. Martocci, Jr., by deed from Villas of Lakemeade, Inc., a Tennessee corporation, of record in Book 11591, Page 620, Register's Office for Davidson County, Tennessee, described as follows:

Property located in the 12th Councilmanic District within the city limits of Lakewood, Davidson County, Tennessee, being a portion of Lot 7 in Block 14 on the Plan of Dabbs & Elliot Subdivision, as of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 301 24th Street, Old Hickory, TN 37138
(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 my hand this 10th day of July, 2001

X Brian A. Dyer

Brian A. Dyer

LEGAL DESCRIPTION CONTINUATION

Beginning at a point on the northerly right-of-way of Dabbs Avenue, being the southwest corner of Lot 1 on the final plat of Phase Four of the Villas of Lakemeade, as of record in Plat Book 9700, Page 69, Register's Office for Davidson County, Tennessee, said point also being in the center of an unimproved 10-foot alley, the adjacent portion of which was abandoned with the recording of the final plat of the above mentioned Villas of Lakemeade Subdivision; thence, following the southerly boundary of said Lot 1 and the centerline of said alley North 40 degrees 10 minutes 00 seconds East 50.0 feet to a point; thence, leaving said alley and following the westerly boundary of said Lot 1 South 49 degrees 49 minutes 52 seconds East 58.94 feet to a point, being the Northwest corner of Lot 2 on the above mentioned Villas of Lakemeade Subdivision; thence, leaving said Lot 2 with a new line South 40 degrees 10 minutes 00 seconds West 50.00 feet to a point on the Northerly right-of-way of Dabbs Avenue; thence, following said right-of-way North 49 degrees 49 minutes 52 seconds West 58.94 feet to the point of beginning.

Containing 2,947 square feet on 0.07 acres.

Included in this description is one-half of a 10-foot unimproved alley adjacent to the easterly boundary of Lot 7 as shown on the Plan of Dabbs & Elliot Subdivision as of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian A. Dyer from Villas of Lake Meade, Inc. of record in Instrument No. 20010557-0018256, Register's Office for Davidson County, Tennessee.

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 Brian A. Dyer

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 official seal at Goodletsville, Tennessee, this 10th day of July, 2001.

Commission expires 10-25-03

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