PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Robert Wayne Dyer and wife, Sara Jo Dyer 6280 Lake Rd Joelton TN 37080	SAME	20/14

WARRANTY DEED

For and in consideration of the sum of **SIXTY-ONE THOUSAND FIVE HUNDRED DOLLARS ($61,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **THOMAS E. WALKER and wife DIANE B. WALKER,** GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **ROBERT WAYNE DYER and wife SARA JO DYER,** GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pin set near the westerly margin of Lake Road, a corner to Thomas E. Walker, and being the most westerly point of this tract; thence, with said Walker, North 31 deg. 25' 14" East for a distance of 61.00 feet to a point in the center of said road; thence, with the center of said road, North 40 deg. 05' 25" East for a distance of 200.00 feet to a point in the center of said road; thence, with the center of said road, North 58 deg. 00' 14" East for a distance of 200.00 feet to a point; thence, North 47 deg. 01' 04" East for a distance of 225.00 feet to a point; thence, North 54 deg. 31' 04" East for a distance of 300.00 feet to an iron pin set in the northerly margin of said Lake Road; thence, with said road, North 39 deg. 46' 04" East for a distance of 240.00 feet to an iron pin set; thence continuing with said road, North 50 deg. 16' 04" East for a distance of 65.00 feet to an iron pin set in the northerly margin of said Lake Road; thence with the center of said road for the next six calls as follows: South 40 deg. 08' 01" West for a distance of 107.71 feet to a point; thence South 38 deg. 27' 17" West for a distance of 261.29 feet to a point; thence South 45 deg. 41' 22" West for a distance of 87.86 feet to a point; thence South 48 deg. 17' 09" West for a distance of 841.23 feet to a point; thence South 56 deg. 49' 49" West for a distance of 54.56 feet to a point; thence South 64 deg. 25' 21" West for a distance of 124.37 feet to a point in the center of said road; thence North 72 deg. 47' 23" West for a distance of 22.80 feet to the beginning. Said property contains 1.92 acres, more or less.

Being a portion of the same property conveyed to Thomas E. Walker and wife, Diane B. Walker, by Deed of record at Book 10694, page 238, Register's Office for Davidson County, Tennessee.

The above described tract includes a 2001 model mobile home and is subject to all restrictions, easements and covenants of record and to the findings of a title report.

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.

Whenever 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 26th day of October, 2001.

Thomas E Walker
THOMAS E. WALKER

Davidson County DEEDWARR
Recvd: 11/03/01 10:46 2pgs
Fees:13.00 Taxes:227.55
20011103-0120565

Diane B. Walker
DIANE B. WALKER

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Walker, 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 Ashland City, Tennessee, this the 26th day of October, 2001.

Emily Knight
NOTARY PUBLIC

My Commission Expires: Oct. 25, 2003

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane B. Walker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 26th day of October, 2001.

Emily Knight
NOTARY PUBLIC

My Commission Expires: Oct 25 2003

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $61,500.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Thos E. Brown
AFFIANT

Sworn to and subscribed before me this the 26th day of October, 2001.

Emily Knight
NOTARY PUBLIC

My Commission Expires: Oct. 25, 2003