WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/01 14:09 3pgs
Fees:18.00 Taxes:580.90

20011119-0126484

G-7398-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November

Notary Public

MY COMMISSION EXPIRES: Sept 24, 2005
(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-PAR
Cora E. Lyons	GMAC Mortgage Corporation	MAP 42-15
(NAME)	(NAME)	
111 & 113 South Graycroft	100 Witmer Road	PARCEL 8 & 9
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Horsham, PA 19044	11D18550
(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, Edwin Morton Carter, Jr. and wife, Dolores K. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cora E. Lyons and husband, Ronald W. Lyons

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:

PARCEL 1:

Being part of an unnumbered tract known as a part of Block "C" on the unrecorded Map of Marthonna Subdivision, and described according to a copy of a survey thereof made March 19, 1951, by Harvey Gee, Surveyor, as follows:

BEGINNING at point in the easterly margin of Graycroft Road, as extended, 1000.5 feet south of the southwest corner of a tract conveyed to H. L. King and wife, by deed of record in Book 1847, Page 205, Register's Office for said County; thence south 87 deg. 20' east 268.7 feet more or less to a point at the common corner of Lots 58 and 59 of Block "C" of said Marthonna Plan; thence along the westerly or rear line of Lots 59 and 60 of said block, south 2 deg. 53' west 50 feet to an iron pin at the corner of Lots 60 and 61; thence north 87 deg. 20' west 268.8 feet to an iron pin in the easterly margin of Graycroft Road; thence with the margin of said Road, north 2 deg. 45' east 50 feet to the beginning.

Being the same property conveyed to Edwin Morton Carter, Jr. and wife, Dolores K. Carter by deed from Richard C. Dunn, next of kin to Elsie O. Dunn, now deceased of record in Book 4862, Page 362, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Land in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 111 & 113 South Graycroft, Madison, TN 37115
(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 our hand s this 16th day of November 2001

Edwin Morton Carter, Jr.

Dolores K. Carter

LEGAL DESCRIPTION CONTINUATION

Beginning at an iron pin on the easterly margin of Graycroft Road at the southwest corner of the property conveyed to Elsie O. Dunn by deed from Cumberland Development Company, of record in Book 1970, Page 585, Register's Office for said County; thence with Dunn's southerly line south 87 degrees 15' east 268.6 feet to the westerly line of Block "C" on an unrecorded map of Marthonna; thence with the westerly line of said Block in a southerly direction 100 feet to a point; thence westwardly 260 feet, more or less, to the easterly margin of Graycroft Road; thence with the same in a northerly direction, 100 feet to the point of beginning.

Being the same property conveyed to Edwin Morton Carter, Jr. and wife, Dolores K. Carter by deed from James O. Jones and wife, Mary M. Jones of record in Book 2695, Page 501, 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 Edwin Morton Carter, Jr. and wife, Dolores K. Carter

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 Goodlettsville, Tennessee, this 16th day of November 2001.

Commission expires

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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