40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/01 15:45 3pgs
Fees:18.00 Taxes:274.42

20011231-0145232

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,166.66

James W. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Roberts (NAME)	New Owner (NAME)	MAP 8
541 Moncrief Avenue, Apt. C (ADDRESS)	(ADDRESS)	P/O PARCEL 28
Goodlettsville, TN 37072 (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, Gayron C. Lytle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Roberts

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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Naomi D. Lytle joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Gayron C. Lytle.

unimproved (X)
This is improved ( ) property, known as Tract 3, Baxter Road, Joelton, TN 37080
(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 26th day of December 2001

Gayron C. Lytle

Naomi D. Lytle

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 Gayron C. Lytle and wife, Naomi D. Lytle

the bargainor _____, 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 Nashville, Tennessee, this 20th day of December.

Commission expires My Commission Expires OCT. 25, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

Land in the First Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 21,2001 known as Job No. 940384 more particularly described as follows:

Beginning at an iron pin set on the Northerly margin of Baxter Road, said point being the Southwest corner of this tract and also being; 439.04' easterly as measured along the margin of Baxter Road from the Southeast corner of the Joe N. Smith land of record in Book 9653, page 184 R.O.D.C.,Tn.; thence leaving the margin of Baxter Road N00°59'21"W 629.15' to an iron pin set; thence N79°00'34"E 315.15' to an iron pin set; thence S09°58'46"E 590.77' to an iron pin set on the margin of Baxter Road; thence with the said margin (25' North of the centerline) S75°00'58"W 415.00' to the point of beginning containing 5.04 acres more or less.

Being part of the same property conveyed to Gayron C. Lytle by quitclaim deed from Grant Smith, Trustee, of record in Book 9057, page 862, said Register's Office.