THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $449,300.00. **Affiant** Subscribed and sworn to before me, this 15th day of August, 2002. Notary Public My Commission Expires: 3/15/06

Address New Owner As Follows:
Robert B. Lyons and
Melissa L. Lyons
229 Leonard Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
104-13-67

Davidson County DEEDWARR
Recvd: 08/21/02 14:23 3pgs
Fees:18.00 Taxes:1662.41
20020821-0101344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL J. SCHOENFELD AND WIFE, ELIZABETH T. SCHOENFELD**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT B. LYONS AND WIFE, MELISSA L. LYONS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 35 on the Map of Bransford Realty Co's Subdivision of Lots Nos. 8, 10, 11, 12, and part of 9 in Block E, Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block F, Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 in Block G in Whitland Realty Co's Subdivision, of record in Book 547, page 53, Register's Office for said County.

Said part of Lot No. 35 fronts 55 feet on the west side of Leonard Avenue (now a 50 foot street, but formerly a 70 foot street), and extends back in a westerly direction between parallel lines 210 feet to a dead line.

Being the same property conveyed to Michael J. Schoenfeld and Elizabeth T. Schoenfeld by deed from James Thomas Keffer and wife, Susan H. Keffer, of record in Book 10439, page 254, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 53, Register's Office for said County.

This is improved property known as 229 Leonard Avenue, Nashville, Tennessee 37205.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS our hands this 15th day of August, 2002.

Michael J. Schoenfeld

Elizabeth T. Schoenfeld

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. SCHOENFELD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2002.

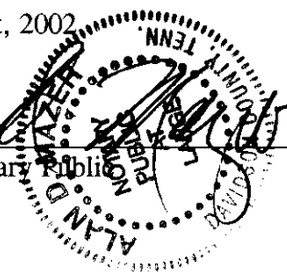
Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH T. SCHOENFELD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2002.



Notary Public

My Commission Expires: 3/25/06