27A
10/01

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2003

Notary Public

MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mindy A. Merrell (NAME)	New Owner (NAME)	158
6120 Melbourne Drive (ADDRESS)	(ADDRESS)	3
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	48

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, Keatha P. Lyons, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mindy A. Merrell, an unmarried woman

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 Lot No. 500 on the Plan of Hillsboro Park, Section VIII, as of record in Book 2663, page 96, Register's Office for said County.

Said Lot No. 500 fronts 227.6 feet on the southeasterly side of Melbourne Drive and runs back 194.8 feet on the southwesterly line and 198.3 feet on the northeasterly line to a dead line in the rear on which it measures 241.8 feet.

Being the same property conveyed to Keatha P. Houston by Quit Claim Deed (per Marital Dissolution Agreement) from Mark C. Houston of record in Book 10363, page 345, Register's Office for Davidson County, Tennessee.

The said Keatha P. Houston n/k/a Keatha P. Lyons by virtue of her marriage to Phillip A. Lyons.

This property was not the marital residence and therefore there are no homestead rights to convey. There is, therefore, no joinder of spouse in this conveyance.

This conveyance is subject to any and all existing restrictions and easements of record.

Subject to all matters appearing on the plan of record in Plat Book 2663, page 96, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 2663, page 96, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 6120 Melbourne Drive, Nashville, Tennessee 37215
(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 30th day of April 2003

Keatha P. Lyons

Keatha P. Lyons

Davidson County DEEDWARR
Recvd: 05/05/03 08:29 3pgs
Fees:18.00 Taxes:1184.00

20030505-0059271

LEGAL DESCRIPTION CONTINUATION

County, Tennessee shows an Owners Certificate, a 10 foot easement for public utility and drianage along the west and south rear lines and a 3 x 15 foot utility anchor easement located on the front corner of said lot.

Subject to restrictions of record in Book 2435, page 237, Book 2603, page 440 and Book 2855, page 475, said Register's Office.

Taxes for the year 2003 and subsequent years are a lien, but not yet due & payable.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keatha P. Lyons, a married woman

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 Brentwood, Tennessee, this 30th day of April, 2003.

Commission expires 4-26-05

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

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(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