Davidson County DEEDWARR
Recvd: 05/20/03 09:37 2pgs
Fees:13.00 Taxes:434.75

20030520-0068458

Return to Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/10/07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

R-FTB-03-8135

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth M. Thomas	First Trust Bank for Savings	
8135 Old Charlotte Pike (ADDRESS)	5109 Peter Taylor Park (ADDRESS)	113-104
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN M. LYDA HUSBAND AND WIFE CLARISSA S. LYDA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH M. THOMAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Beginning at a tan oak, the extreme Southwest corner of described property; thence North 04 degrees East 544 feet along Choate's easterly line to a stake, the Northwest corner of property and Stephen's Southwest corner; thence North 85 degrees East 541 feet along Stephen's southerly line to the center of a ridge road (an iron pin in line 25 feet from center of ridge road) thence South 38 degrees 35 minutes East 43 feet to a point in center of said road; thence with the curve of the radius 294.1 feet to a point in the center of said road (curve data = angle 47 degrees 15 minutes, tangent 16 feet, radius 356.65 feet, length of curve 294.7 feet): thence South 19 degrees 40 minutes West 91.75 feet to a point in center of ridge road; thence North 59 degrees West passing an iron at 14.75 feet on the westerly side of said road and continuing along Nall's northeasterly line a total of 178.75 feet to a tan oak; thence North 35 degrees West 227 feet to a tan oak; thence South 37 degrees 30 minutes West 592 feet along Nall's northwesterly line to the point of beginning.

Being the same property conveyed to John M. Lyda and Clarissa S. Lyda, husband and wife by Deed dated 9-26-97 and filed for record on 9-29-97in Book 10624, page 697, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 8135 Old Charlotte Pike, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of April, 2003.

John M. Lyda

Clarissa S. Lyda

STATE OF

COUNTY OF

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that* personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * John M. Lyda and Clarissa S. Lyda

Witness my hand and official seal, this the

Notary Public

My Commission Expires: 5/30/06

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____oath(s) 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 _____.

Witness my hand and official seal at _____ on this the ___ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903