File #200370050

Davidson County DEEDWARR
Recvd: 06/02/03 15:07 2pgs
Fees:13.00 Taxes:499.13
20030602-0074803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Lyda and James Michael Lyda	Wilson Bank & Trust	Map: 173-4-A-170.00CO
(NAME)	(NAME)	
4984 Alexis Dr.	P. O. Box 768	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BRETT D. WARREN, a married person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto TODD LYDA, unmarried, and JAMES MICHAEL LYDA, married, 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 all of Lot No. 170, on the Plan of Phase I, Oak Highlands, as shown by plat appearing of record in Plat Book 6900, Pages 432 through 435, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brett D. Warren and Harold F. Warren by Warranty Deed of record in Book 10872, Page 353, as further conveyed to Brett D. Warren by Quitclaim Deed of record in Instrument Number 20010531-0056733, said Register's Office.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, and re-recorded in Book 7367, page 587, as amended in Book 8765, page 77, supplemented and amended in Instrument Number 20000428-0042354, and 20020725-0089130, and 20020725-0089131; Articles of Incorporation of record in Book 7337, page 529, and amended in Book 8765, page 100; Temporary Easement for Construction of a Sanitary Sewers and/or Drainage Improvements of record in Instrument Number 20001002-0097139; and, any and all matters shown on plat of record in Plat Book 6900, Pages 432 and 435; all in the Register's Office for Davidson County, Tennessee.

Raquel Warren, spouse of Brett Warren, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantees.

Unimproved ( )
This is improved (x) property, known as 4984 Alexis Dr., Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 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 hands this 30th day of May, 2003.

Brett D. Warren

Brett Warren

Raquel Warren

Raquel Warren

STATE OF Tennessee

COUNTY OF Davidson

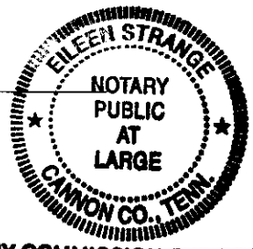
Before me, the undersigned Notary Public, personally appeared Brett D. Warren and Raquel A. Warren who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of May, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____



(SEAL)

MY COMMISSION EXPIRES
NOVEMBER 06, 2006

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217