Davidson County DEEDWARR
Recvd: 07/08/03 10:02 3pgs
Fees:18.00 Taxes:375.55

20030708-0093469

WARRANTY DEED

PATTY M. WEST NOTARY PUBLIC MY COMM. EXP. JULY 24, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Layhew Dismang	CTX MORTGAGE COMPANY, LLC	MAP 25 GROUP 4
(NAME)	(NAME)	
208 Moncrief Drive	2828 North Harwood	PARCEL 2.01
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN. 37172	Dallas, TX. 75201-1516	
(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, Jerry D. Fyke and wife, Barbara Duke Fyke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Layhew Dismang and Patricia G. Layhew

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

unimproved ( )
This is improved (X) property, known as 208 Moncrief Avenue, Goodlettsville, Tennessee 37072
(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 our hand s this 30th day of June, 2003

Jerry D. Fyke

Jerry D. Fyke

Barbara D. Fyke

Barbara Duke Fyke

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry D. Fyke and wife, Barbara Duke Fyke

the bargainor S, 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 White House, Tennessee, this 1st day of June, 2003.

Commission expires 7/12-1/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

EXHIBIT A

Tract No. 3 of the land conveyed to Matt N. Thomson, et ux, by Deed from H. H. Lampley, et ux, as of record in Book 3529, Page 291, Register's Office for Davidson County, Tennessee, and described according to a survey by R. Gee, Surveyor, May 15, 1962, as follows:

Beginning at a point on the southerly margin of Moncrief Avenue, common corners of Tracts 2 and 3; thence with the line between Tracts 2 and 3, So. 3 degrees 04 minutes East 150 feet to a point; thence South 87 degrees 00 minutes West 94 feet to an iron pin; thence North 6 degrees 15 minutes East 152 feet to an iron pin; thence with Moncrief Avenue, North 87 degrees 00 minutes East 69.4 feet to the point of beginning.

Being the same property conveyed to Jerry D. Fyke and wife, Barbara Duke Fyke by deed from Matt N. Thomson and wife, Kitty B. Thomson of record in Book 3861, Page 669, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to easement for sanitary sewers of record in Book 4363, Page 79, said Register's Office.

This conveyance is subject to any and all easements, if any.