Davidson County DEEDWARR
Recvd: 05/18/04 09:40 2pgs
Fees:13.00 Taxes:1069.30
20040518-0057889

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Kristin Lyon
Bruce D. Lyon
6543 Rolling Fork Drive
Nashville, TN 37205

SEND TAX BILL:

Franklin American Mortgage Co.
501 Corporate Centre Drive, #400
Franklin, TN 37067

MORTGAGEE:

Franklin American Mortgage Co.
501 Corporate Centre Drive, #400
Franklin, TN 37067

MAP AND PARCEL:
Map 129-6
Parcel 4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daniel D. Warlick and wife, Gail A. Warlick**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bruce D. Lyon and Kristin Duncan, husband and wife,**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 919 on the Plan of West Meade Farms, Inc., Section XI, of record in Book 2331, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Daniel D. Warlick and wife, Gail A. Warlick, by deed from Ronald P. Cook, unmarried, of record in Book 7147, page 848, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 6543 Rolling Fork Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 14th day of May, 2004.

Daniel D. Warlick

Gail A. Warlick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Daniel D. Warlick and wife, Gail A. Warlick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of May, 2004.

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $289,000.00.

AFFIANT

SHARON M. GARNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me
this 14th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007