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PICK-UP

Davidson County DEEDWARR
Recvd: 06/07/04 12:10 3pgs
Fees:18.00 Taxes:1572.50
20040607-0066867

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2004. Notary Public My Commission Expires: 5/1/2007

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Lanson James Hyde, III and wife, Maria Pilar Hyde 1436 Old Hickory Blvd. Brentwood, TN 37027	Send Tax Bills To: First Horizon Home Loans P. O. Box 7481 Springfield, OH 45501	Map-Parcel Number: 159-00-0-192.00 FH 02470

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANSON J. HYDE, II AND WIFE, LUCETTE W. HYDE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LANSON JAMES HYDE, III AND WIFE, MARIA PILAR HYDE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Four Oaks Subdivision, of record in Book 4675, page 120, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the center line of Old Hickory Boulevard, being 50 feet southwest of the intersection of Old Hickory Boulevard and Bridgewood Lane; thence with the center of Old Hickory Boulevard, South 72 deg. 05 min. West 36.1 feet to a point; thence North 3 deg. 55 min. 29 sec. East 1011.2 feet, more or less, to the center line of WSIX Road; thence with the centerline of said road, South 61 deg. 30 min. 15 sec. East 82.08 feet, South 73 deg. 30 min. 15 sec. East 200.00 feet and South 62 deg. 30 min. 15 sec. East 178.0 feet to a point; thence South 6 deg. 26 min. 35 sec. East 227.00 feet, more or less, thence South 71 deg. 56 min. 59 sec. West 394.37 feet; thence South 3 deg. 55 min. 29 sec. East 480.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Lanson J. Hyde II by deed from Eric Steele Hyde, of record in Book 7850, page 424, Register' Office for Davdison County, Tennessee, and further conveyed to Lanson J. Hyde, II and wife, Lucette W. Hyde, by deed of record in Book 8308, page 838, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for dedication of easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8175, page 768, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4675, page 120, Register's Office for said County.

4. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

This is improved property known as 1436 Old Hickory Blvd., Brentwood, TN 37027.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 2nd day of June, 2004.

Lanson J. Hyde, II

Lucette W. Hyde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANSON J. HYDE, II**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 2004.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUCETTE W. HYDE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of June, 2004.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.