WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 11:20 3pgs
Fees:18.00 Taxes:240.50

20040719-0085778

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Gribbins (NAME)	SAME (NAME)	MAP 007
301 W. Due West Avenue (ADDRESS)	(ADDRESS)	PARCEL 038
Madison, TN 37115 (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, Thomas Darrell Lyle, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley Gribbins

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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 1 in the subdivision of W.H. Tinnon's 11.99 acre tract, described according to a survey made by J.R. Scott, Surveyor, October 11, 1948, as follows:

Beginning at a point on the southerly margin of U.S. Highway No. 41 at the northwest corner of Lot no. 2 conveyed to Harry J. Cooper, Jr. and wife, by Harry J. Cooper, Sr. and wife, by deed of record in Book 2591, page 215, Register's Office for said County; thence with the line between said Lots Nos. 1 and 2, 17 and 18; thence with the line between Lots Nos. 1 and 18, northwestwardly 105 feet to the northwest corner of said Lot No. 18, said point being in the eastern boundary line of the property conveyed to James Ayers; thence with Ayers' eastern boundary line north 30 deg. east 256 feet to the southerly margin of said Highway; thence with the southerly margin of said Highway South 53-1/4 deg. east 141 feet to the beginning.

Included in this conveyance is a 1986 Clayton mobile home, Vin #48X2410019 Model SEN, Body SH..

BEING the same property conveyed to Thomas Darrell Lyle by Warranty Deed from Commercial Services Builders, Inc. of record by Instrument No.

CONTINUED

This is improved (X) property, known as 1570 Springfield Highway, Goodlettsville, TN 37072 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 my hand this 2nd day of July, 2004

Thomas Darrell Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Darrell Lyle, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of July, 2004.

Commission expires

Notary Public

DANIEL L. WISCHHUSEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

My Commission Expires SEPT. 22, 2007

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

LEGAL DESCRIPTION CONTINUATION

20020308-0029204, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.