PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 05/16/08 13:59 2 pgs
Fees:13.00 Taxes:817.70

20080516-0050668

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(__gj__) Title No: 49363
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wayne W. Lyle Pamela L. Lyle 512 Lancaster Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10410010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$221,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Seth Edwin Crook , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne W. Lyle and spouse, Pamela L. Lyle** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley tract, not of record, described according to a survey made by R. L. Montoya, Surveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50 foot unnamed street, 568-1/2 feet southeasterly from the northeasterly corner of Marlborough Avenue and said 50-foot unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 feet to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 feet to the line of Lot 174, thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50 foot unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description but excluded from this conveyance is a portion of the front of said lot conveyed to the State of Tennessee, by deed of record in Book 4827, page 754, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Lancaster Avenue, said point being South 27 degrees 32 minutes East 508.75 feet from the south margin of Marlborough Avenue; thence North 63 degrees 30 minutes East 46.4 feet to a point; thence South 25 degrees 29 minutes East 140.0 feet to a point; thence South 63 degrees 30 minutes West 41.4 feet to a point in the said east margin; thence along the said east margin North 27 degrees 32 minutes West 140.0 feet to the point of beginning and containing 6,150 square feet.

Being the same property conveyed to Seth Edwin Crook by Warranty Deed from Aimee Kathleen Priolo Perri, married, dated June 27, 2002 and recorded on July 2, 2002 of record in Doc. No. 20020702-0079099, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; Restrictions of record in Book 1712, page 431, said Register's Office, Permanent easement for construction and maintenance of an electric transmission line and underground sanitary sewers granted of record in Book 4827, page 754, said Register's Office.

This instrument is executed on behalf of by his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit B" to this instrument and incorporated herein by reference.

This is improved property, known as: 512 Lancaster Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2008.

Seth Edwin Crook

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2008, before me the undersigned authority, personally appeared Seth Edwin Crook, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $221,000.00

Affiant

Sworn and subscribed before me this 15th day of May, 2008

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2008

My Commission Expires:

Notary Public

Wldoc: Deed Wty—12/92