BILL GARRETT, Davidson County
Trans:T20090080136 DEEDWARR
Recvd: 11/25/09 10:57 2 pgs
Fees:12.00 Taxes:0.00
20091125-0108442

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317,

This deed was prepared without the benefit of a title search and the description of the property was furnishe deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to

Address New Owner:	***Send Tax Bills To:***	***Map/Parcel***
Phillip A. Lyons and Keatha P. Lyons, Trustee Lyons Revocable Living Trust Lot 23 Century Oak Drive Nashville, Tennessee 37211	SAME	Map 180-4A Parcel 102.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

AFFIANT

Sworn to and subscribed before me this 25 day of September, 2009.

Notary Public

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, PHILLIP A. LYONS, a married man, has this date bargained and sold, and does hereby transfer and convey his interest in the following described property unto PHILLIP A. LYONS AND KEATHA P. LYONS, Trustees, or their successors in trust, under the LYONS REVOCABLE LIVING TRUST, dated September 25, 2009, and any amendments thereto, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Highland Creek, Section Two, a Planned Unit Development, of shown in Instrument No. 20030424-0055118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed by Holt Valley, a Tennessee general partnership to PHILLIP A. LYONS, by Warranty Deed of record in Instrument No. 20040312-0028881, Register's Office, Davidson County, Tennessee.

This is improved property known as Lot 23 Century Oak Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and

interest thereto belonging to the said Grantee, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 25 day of September 2009.

Phillip A. Lyons
PHILLIP A. LYONS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP A. LYONS, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 25 day of September, 2009

Ashley B. Lawson
NOTARY PUBLIC

My Commission Expires:

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
FEBRUARY 19, 2013