# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,200.00

Thomas G. Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 1976.

Notary Public

MY COMMISSION EXPIRES: March 13, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber and Robinson Attorneys, 107 Donelson Pike, Nashville, Tn. 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas G. Lynch (NAME) | Mortgage Asscciates, Inc. (NAME) | 4D 06120 |
| 512 Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N. E. #300 (STREET ADDRESS) | 76 - 1 |
| Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30341 (CITY) (STATE) (ZIP) | 21 |

FOR AND IN 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, Roger K. Hughes and wife Judy B. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Lynch and wife Connie R. Lynch

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:

Being Lot No. 4 on the Plan of Sunset Park, Section One, of record in Book 4300, Page 135, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roger K. Hughes and wife, Judy B. Hughes, by deed from Hermitage Construction Company, of record in Book 4960, Page 275, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street) _____ (P. O. Address) _____ (City or Town) _____ (Postal Zip)

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 our hand s this 15th day of November, 19 76

Roger K. Hughes

Judy B. Hughes

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 Roger K. Hughes and wife, Judy B. Hughes

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 1976

Notary Public

Commission Expires April 30, 1980

STATE OF
County

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 {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 , 19

My commission expires Notary Public

E 5311.4

IDENTIF. REFERENCE

MAR 3 11 46 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| MAR-3RD | CONV | 35,200.00 | | | |
| MAR-3RD | S'TAX | | B* | 91.52 | |
| MAR-3RD | PR'FEE | | B* | .50 | |
| MAR-3RD | W'DEED | | B* | 4.00 | * 96.02 |

WARRANTY DEED

FROM Roger K. Hughes, et ux

TO Thomas G. Lynch, et ux

TITLE INSURED BY POLICY NUMBER:

Mail to Jane No
40 Leonard Oaks Dr.
Dobson & Johnson
131 Bank St.
Madison 37115

Title Associates, Inc.

Compliments of

REPRESENTING

U.S. LIFE TITLE INSURANCE Company of New York