This instrument was prepared by Jerry W. Hamlin, Attorney, 104 Frey Street Ashland City, Tenn. 37015

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr. & Mrs. Randy Eugene Lynch	TENN. HOUSING	Map 8
(NAME) Baxter Road	(NAME)	Par. 1
(STREET ADDRESS OR ROUTE NUMBER) Joelton, Tenn. 37080	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One and No/100 ($1.00)

.....*DOLLARS*

cash, and the love and affection that we have for our grand daughter, Kim Lynch and her husband, Randy Eugene Lynch, we, Ben Knight and wife, Agnes Knight,

BOOK 6581 PAGE 441

J 1 3 7 9 4

IDENTIF. REFERENCE

JUN 18 10 42 AM '85

DAVIDSON COUNTY, TN

RECD

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Randy Eugene Lynch and wife, Kim Lynch, and their

.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Located in the Second Civil District of said County, Beginning at an iron pin in the center of a proposed 20 foot wide easement, S.W. corner of Tract No. 1 of the Ben Knight property, said point being S. 71° 57' 46" E. from an iron pin in the center of Long Creek and about 887.44 feet north of Baxter Road; thence N. 71° 57' 46" W. 511.78 feet to a point in center of Long Creek; thence with the center of Long Creek as follows: N. 31° 06' 15" E. 200 feet; N. 35° 47' 52" E. 242.37 feet; N. 67° 53' 45" E. 162.61 feet; S. 86° 42' 47" E. 87.56 feet to an iron pin; thence N. 32° 06' E. 146.59 feet; and N. 20° 13' 11" E. 45.72 feet to a spke; thence N. 88° 47' 06" E. 99.50 feet to an iron pin; thence S. 77° 57' 01" E. 462.93 feet to an iron pin, N.W. corner of Tract No. 1 of the Ben Knight property conveyed to Todd Knight; thence with line of Tract No. 1. S. 15° 28' 03" W. 380.51 feet to an iron pin; thence N. 89° 18' 07" W. 494.30 feet to an iron pin; thence S. 9° 00' 58" W. 297.99 feet to the beginning, containing 10.06 acres, more or less, according to survey of William M. Keel.

There is also included in this conveyance a 20 foot easement for ingress and egress to the above tract of land, and for Tract No. 1 of the Ben Knight property, described as follows:

Beginning at a point in the center of Baxter Road; thence N. 17° 14' 13" E. 301.78 feet; thence N. 21° 12' 36" E. 98.55 feet; thence N. 09° 00' 58" E. to a point in the S. boundary line of Tract No. 1 of the Ben Knight property; thence N. 71°57' 46" W., passing the S. W. corner of said Tract 1 of Ben Knight property at 10 feet and continuing with S. line of the above tract, being Tract No. 2 of the Ben Knight land 10 feet to a point in S. boundary line of Tract No. 2; thence S. 9° 00' 58" W. 487.11 feet ; thence S. 21° 12' 36" W. 98.55 feet; and S. 17° 14'

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 14th day of June, 1985

Affiant, Randy Eugene Lynch

My commission expires 6-10-1987 (Affix Seal)

Notary Public Rebecca Stewart

13" W. 301.78 feet to a point in the center of Baxter Road; thence with center of Baxter Road as it curves, 20 feet to the beginning.

And being part of the same land conveyed to Ben Knight, Clyde Knight, and Edgar Knight, by deed from H. H. Knight and wife, of record in Book 805, Page 292, Register's Office of Davidson County, Tennessee. The said Ben Knight acquired the interest of Clyde Knight and Edgar Knight in said property by deed of record in Book 1117, Page 672, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to utility access easement across the above described property to the western boundary line of Tract No. 1 of the Ben Knight Property.

BOOK 6584 PAGE 442

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randy Eugene Lynch and wife, Kim Lynch, and their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Randy Eugene Lynch and wife, Kim Lynch *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.*

And we, Ben Knight and wife, Agnes Knight, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Randy Eugene Lynch and wife, Kim Lynch and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 14th. *day of* June, *19* 85., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben Knight

Agnes Knight

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, Rebecca Stewart, *a Notary Public in and for said County and State, the within named* Ben Knight and wife, Agnes Knight,

*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 Ashland City, *Tennessee, this* 14th. *day of* June, *19*85.

Rebecca Stewart, *Notary Public.*

Commission Expires 6-10-1987

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

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

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in..... *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

BOOK 6584 PAGE 444

WARRANTY DEED

FROM

BEN KNIGHT AND WIFE,

AGNES KNIGHT

TO

RANDY EUGENE LYNCH AND

WIFE, KIM LYNCH

PIONEER NATIONAL TITLE INSURANCE
COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6584 PAGE 445

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 38.50-
9208A06/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 7 9 4

IDENTIF. REFERENCE

JUN 18 10 42 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 145613