Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Wendell Alan Lynch
329 Edwin Avenue
Nashville, TN. 37207

MORTGAGEE:
Singleton Mortgage Corporation
6263 Poplar Avenue
Memphis, TN. 38119

MAP-PARCEL NUMBERS:
MAP 71-7
PARCEL 207
12DZ-51485

**WARRANTY DEED**

BOOK 7455 PAGE 310

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Lynch and wife, Sandra D. Lynch hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wendell Alan Lynch and wife, Sonia Renee Lynch hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson Conty, Tennessee, being Lot No. 19 on the plan of Trinity Heights T.W. Crutchers TR's subdivision, of record in Book 332, page 4, Register's Office for said County.

SAID Lot No. 19 fronts 100 feet on the northerly margin of Edwin Avenue and extends back between parallel lines a distance of 166 feet to an alley.

Being the same property conveyed to James M. Lynch and wife, Sandra D. Lynch by deed from Claudette A. Robinson, single of record in Book 5577, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 5404, page 646, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~an~~ improved property, known as 329 Edwin Avenue, Nashville, TN. 37207.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of January, 1988.

Sandra D. Lynch

James M. Lynch

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 22nd day of January, 1988, before me personally appeared James M. Lynch and wife, Sandra D. Lynch, 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 that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 3, 1991

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7455 PAGE 311

My Commission Expires:_____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 36,000.00 .

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

9 9 8 5 3

IDENTIFICATION REFERENCE

JAN 25 11 13 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

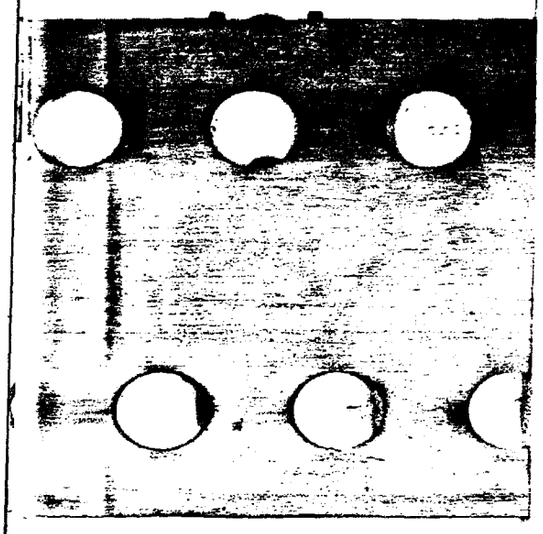
from:
James M. Lynch and wife, Sandra D. Lynch

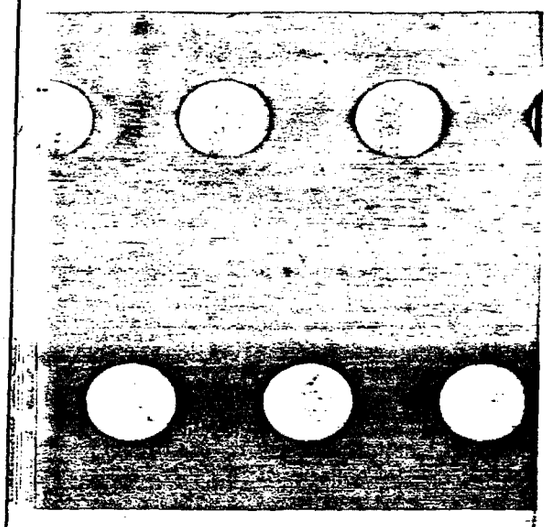
to:
Wendell Alan Lynch and wife, Sonia Renee Lynch

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 27282

NOTARY PUBLIC AT LARGE





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7455 PAGE 312

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 36000.00 |
| CON TX | 100.80 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 107.30 |
| CHECK | 107.30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99853

IDENTIFICATION REFERENCE

JAN 25 11 13 AM '00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 55837