BOOK 8025 PAGE 414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 19 90

Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LINDA S. HARRIS, ATTORNEY, 761 OLD HICKORY BLVD., SUITE 305, BRENTWOOD, TN. 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan W. Lynch, Jr. (NAME)	Bailey Mortgage Company (NAME)	149-02-0-A
913 Tavistock Place (ADDRESS)	200 South Lamar (ADDRESS)	062 CO
Antioch, TN. 37013 (CITY) (STATE) (ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	02D 07680

FOR AND 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, Earl Carlton Sutton, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan W. Lynch, Jr. and wife, Kimberly D. 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. 92 on the Plan of Piccadilly Square, Phase I, as of record in Plat Book 5200, pages 720-722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl Carlton Sutton, Jr. by deed from Alvin Chennault and wife, Janet Mayo Chennault of record in Book 7640, page 365, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions as set out in Book 6236, page 684 (recorded as part of a collection of documents recorded at Book 6236, page 683); as amended by instruments of record in Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; and Book 6518, page 190; and in Book 6830, page 739, Register's Office for said county.

Declaration of Restrictive Covenants of record in Book 6355, page 322, said Register's Office.

This conveyance is subject to any and all existing easments of record.

This is unimproved ( ) improved (XX) property, known as 913 Tavistock Place, Antioch, TN. 37013
(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 my hand this 8th day of January 19 90

Earl Carlton Sutton, Jr.

Earl Carlton Sutton, Jr.

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 Earl Carlton Sutton, Jr.

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 8th day of January 19 90.

Commission expires September 26, 1992

Linda S. Harris
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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

9.6:1.8.0

IDENTIFICATION REFERENCE

JAN 16 8 29 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

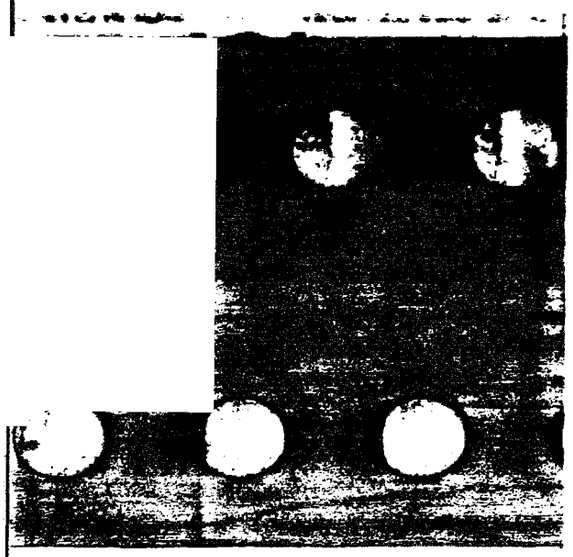
2895 01/16 0101 03CHECK 294.10

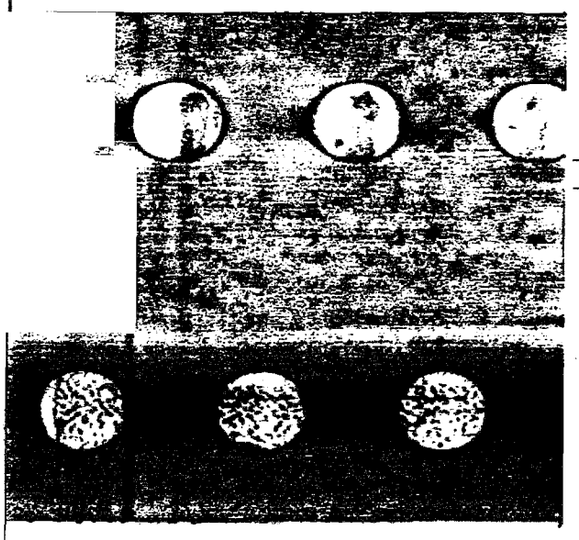
WARRANTY DEED

FROM
Earl Carlton Sutton, Jr.

TO
Dan W. Lynch, Jr. and wife,
Kimberly D. Lynch

RETURN TO:
Linda S. Harris
Attorney
761 Old Hickory Blvd.
Suite 305
Brentwood, TN. 37027





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

RECEIVED OF _____

FOR _____

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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

CAMT 87000.00
CON TX 287.10
PRFEE 1.00
WDEED 6.00
TOTAL 294.10
CHECK 294.10

01/16/90 01 08:29 0001 2895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.1.8.0

IDENTIFI REFERENCE

JAN 16 8 29 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284007