This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8714 PAGE 552

ADDRESS NEW OWNER:
B. A. Lynn and LaVerne Lynn
614 Old Hickory Boulevard
Madison, Tennessee 37115

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 42-11
PARCEL 35
11D-37025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Grady Temp Sparkman, Executor of Estate and Devisee of the Will of Pattie Sparkman Carpenter hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto B. A. Lynn and wife, LaVerne Lynn, as tenants by the entirety , 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 a part of Lot 1, Haven Acres, Section One, of record in Book 2331, Page 89, and described in prior Deed as: LAND in Davidson County, Tennessee, lying in the 11th, formerly the 19th Civil District, being a part of the Lands of R. L. Armistead and wife, described according to a copy of survey made by Harvey Gee, November 7, 1955, as follows:
>
> BEGINNING at a point in the west line of Chance Lands in the east line of the Kennedy Lands, being 5 feet north of the present north margin of Old Hickory Boulevard, this being the southwest corner of the land herein described; thence along Kennedy's east line N4°42'E, 232.2 feet to a point; thence N0°25'W, 168.38 feet to a point; thence S85°56'E, 112.4 feet to the west line of the Burton Land; thence with Burton's west line, S3°14'W, 397.1 feet to a point; which is 5 feet north of the present margin of Old Hickory Boulevard, 107.85 feet to the point of beginning. It being the intent and purpose to herein describe the strip 5 feet wide along the south line of the land herein described and along the north margin of Old Hickory Boulevard for highway purposes.
>
> Being the same property conveyed to Richard A. Carpenter and wife, Pattie S. Carpenter, by deed from E. C. Chance and wife, Malinda Chase and Glenn H. Huffine and wife, Jo Raines Huffine of record in Book 2484, Page 515, Register's Office for Davidson County, Tennessee. The said Richard A. Carpenter having pre-deceased Pattie S. Carpenter who has since died. Property is vested in Grady Temp Sparkman, Devisee of the Will of Pattie Sparkman Carpenter, of record in Will Book 178, Page 326, Probate Court for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Pattie S. Carpenter is one and the same person as Pattie Sparkman Carpenter.

Subject to easement to Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 4836, Page 476; and such easements and setback lines of record in Plat Book 2331, Page 89, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 614 Old Hickory Boulevard, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. A. Lynn and wife, LaVerne Lynn, their heirs and assigns, forever; and I, Grady Temp Sparkman, Executor of Estate and Devisee of the Will of Pattie Sparkman Carpenter do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 28th day of August, 1992.

Estate of Pattie S. Carpenter

Grady Temp Sparkman

By Grady Temp Sparkman, Executor,
Probate Court #98680

Grady Temp Sparkman

Grady Temp Sparkman, Devisee of record in Will Book 178, Page 326, Probate Court for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grady Temp Sparkman, Executor of Estate and Devisee of the Will of Pattie Sparkman Carpenter the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of August, 1992.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,500.00.

LaVerne Lyn

AFFIANT

Subscribed and sworn to before me this 28th day of August, 1992.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 5/22/93

40829

IDENTIFICATION REFERENCE

AUG 31 9 29 AM '92

KAY C. WILSON II REGISTER
DAVIDSON COUNTY, TN

5217 08/31 0101 03CHECK 273.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8714 PAGE 554

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
			MAMT	71500.00
			ERR	CO
			MAMT	71500.00-
			CAMT	71500.00
			CON TX	64.55
			ERR	CO
			CON TX	64.55-
			CON TX	264.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	273.55
			CHECK	273.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/92 01 09:30 0001 5217

40829

IDENTIFICATION REFERENCE

AUG 31 9 29 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564937