This Instrument Prepared By:
Caren C. Gabriel, Staff Attorney
AEDC Federal Credit Union
P. O. Box 1210
Tullahoma, TN 37388

Owner and Tax Responsibility:
AEDC Federal Credit Union
P. O. Box 1210
Tullahoma, TN 37388
MAP 95-16; GROUP ____; PARCEL 15

BOOK 9405 PAGE 808

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, OTIS D. LYNCH, JR. and wife, HELEN N. LYNCH, have bargained and sold, and by these presents do transfer and convey unto AEDC FEDERAL CREDIT UNION, hereinafter referred to as "GRANTEE", its representatives and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being a portion of Lot 29 of Lakeland Subdivision, a map or plat of which is of record in Plat Book 2133, page 15, Register's Office of Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the southerly boundary line of Lot 28 of said subdivision, said point of beginning being located S 77 deg. 12 min. 10 sec. E, 165.71 feet from an iron pin located in the easterly margin of Emery Drive at the southwest corner of said Lot 28; thence running S 77 deg. 12 min. 10 sec. E, 107.79 feet to an iron pin in the westerly line of Lakeview Associates property (Book 6532, page 314); thence S 02 deg. 59 min. 58 sec. W, 91.50 feet to an iron pin in the northeasterly corner of Auto Glass Employees Federal Credit Union (now AEDC Federal Credit Union) property; thence N 86 deg. 05 min. 13 sec. W, 124.40 feet to an iron pin; thence severing the Otis D. Lynch property, N 12 deg. 33 min. 34 sec. E, 109.38 feet to the point of beginning, containing 0.27 acres, as surveyed by Charles Dewayne Caldwell, RLS TN No. 614, P. O. Box 323, Hendersonville, TN 37077, dated May 27, 1994.

Being a portion of the same property conveyed to Grantors in deed of record in Deed Book 8982, page 819, Register's Office of Davidson County, Tennessee.

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, its successors and assigns, forever.

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that said property is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, its representatives and assigns, against the lawful claims of all persons whomsoever.

94 JUL 13 AM 8:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

70421
IDENTIF. ↑ REFERENCE

IN WITNESS WHEREOF, we have hereunto set our hands this 24 day of June, 1994.

Otis D. Lynch Jr.
OTIS D. LYNCH, JR.

Helen N. Lynch
HELEN N. LYNCH

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, OTIS D. LYNCH, JR. and wife, HELEN N. LYNCH, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 24 day of June, 1994.

Frances L. Parkinson
NOTARY PUBLIC

My Commission Expires: Nov. 2, 1995

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ EXEMPT, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James Franklin
AFFIANT

SWORN TO AND SUBSCRIBED before me, this 23rd day of June, 1994.

Jean H. Hyde
NOTARY PUBLIC

My Commission Expires: 4-19-95

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