THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon
1000 Northchase Drive, Suite 109
Goodlettsville, TN 37070-0749
(615) 851-1880

BK 9530 PG 957

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Lynda G. Lynch	First California	33-3-0-4
98 Rolling Meadows Drive	Mortgage Co.	098.00 CO
Goodlettsville, TN 37072	P. O. Box 10328	
	Reno, NV 89510-0328	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, WILLIAM BARTON BALTHROP, a single person, being the same person as BART BALTHROP, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto LINDA G. LYNCH, a single person, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows to-wit:

> BEING Unit 98, Rolling Meadows, Phase One, Section Five of record in Plat Book 6900, page 495, 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 BART BALTHROP, being the same person as WILLIAM BARTON BALTRHOP, by deed from JACQUELINE BALTHROP, of record in Book 8786, page 952, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any and all restrictions and easements of record, including the Plan of record in Book 6900, page 495, Register's Office for Davidson County, Tennessee, a TVA easement of record in Book 4175, page 8, and Book 3248, page 58, Register's Office for Davidson County, Tennessee; and covenants, conditions and restrictions of record in Book 5818, page 658, Book 6593, page 194, Book 6726, page 18, Book 6926, page 472, Book 6966, page 497, Book 6980, page 188, Book 7138, page 352, Book 7408, page 733, and in Book 8049, page 711, said Register's Office.

This is improved property known as: 98 Rolling Meadows Drive, Goodlettsville, 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, his heirs 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 right to convey it, and the same is unencumbered, except for a Deed of Trust in favor of Mortgage Service America, of record in Book 9003, page 526, Register's Office for Davidson County, Tennessee, which the grantee herein expressly assumes according to the terms of an Assumption Agreement recorded of even date herewith; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 28 day of November, 1994.

William Barton Balthrop
WILLIAM BARTON BALTHROP

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, WILLIAM BARTON BALTHROP, 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 Goodlettsville, Tennessee on this the 28 day of November, 1994.

NOTARY PUBLIC
My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 77,912.56.

Subscribed and sworn to before me, this the 28 day of November, 1994.

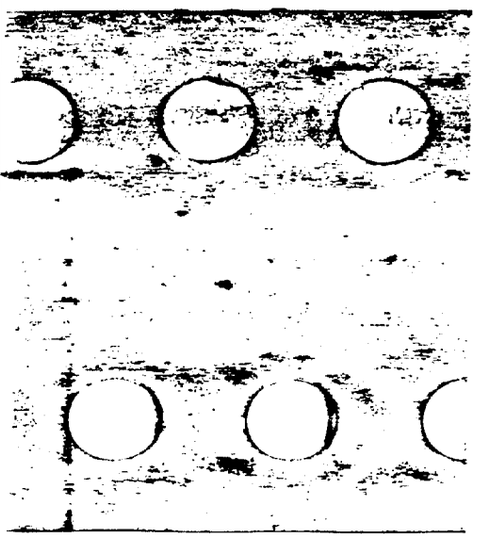
Linda G. Lynch
Affiant

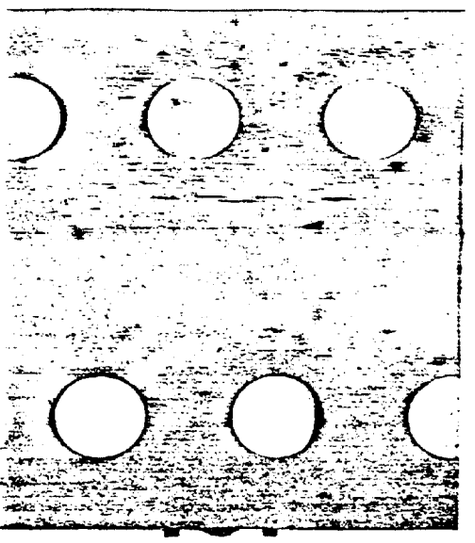
NOTARY PUBLIC
My Commission Expires: 7-25-98

12422
IDENTIF. & REFERENCE

94 NOV 29 AM 11:09
REGISTER
DAVIDSON COUNTY, TN.

7823 11/29 0101 03CHECK 297.28





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9530 PG 959

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 77912.56
				CON TX 288.28
				PRFEE 1.00
				WDEED 8.00
				TOTAL 297.28
				CHECK 297.28
11/29/94	01			11:09 0001 7823

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12422
IDENTIF. # REFERENCE

94 NOV 29 AM 11:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 857859