ewing

BOOK 9660 PG 769

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

95 MAY -2 AM 10: 38
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
56798

THIS INDENTURE, made and entered as of the **26th** day of **April, 1995** by and between

LYNN BROTHER'S COMPANY, A PARTNERSHIP, COMPOSED OF, and JOHN STUART LYNN AND RICHARD BRUCE LYNN ,

hereinafter referred to as Grantor, and

RONNIE EWING, AN UNMARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF EDGEWOOD E.T. BROWN'S SUBDIVISION OF THE BRANSFORD PLACE, AS OF RECORD IN BOOK 332, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.

BEING ALL THE SAME PROPERTY CONVEYED TO LYNN BROTHER'S COMPANY, A PARTNERSHIP COMPOSED OF JOHN STUART LYNN AND RICHARD BRUCE LYNN BY DEED FROM RICHARD B LYNN,ETUX OF RECORD IN BOOK 6045, PAGE 995, SAID REGISTER'S OFFICE, DAVIDSON COUNTY.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Richard Bruce Lynn

JOHN STUART LYNN AND RICHARD BRUCE LYNN BROTHER'S COMPANY, A PARTNERSHIP, COMPOS

John Stuart Lynn by

Richard Bruce Lynn his attorney-in-fact.

Ewing

BOOK 9660 PG 770

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforessaid County and State, , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **April, 1995.**

Sandy King
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, personally appeared RICHARD BRUCE LYNN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN STUART LYNN, and acknowledged that he/she executed the same as the free act and deed of said JOHN STUART LYNN.

Witness my hand, at office, this 26th day of April, 1995.

Sandy King
Notary Public

My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronnie Ewing
Affiant

Subscribed and sworn to before me this **26th** day of **April, 1995.**

Sandy King
Notary Public

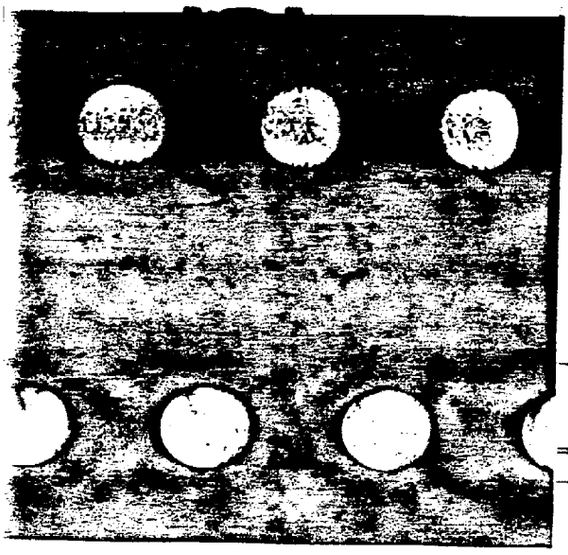
My Commission Expires MAY 23, 1998

Commission Expiration: _____

SANDY KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	RONNIE EWING 1300 EDGEWOOD PLACE NASHVILLE, TN. 37206	1300 EDGEWOOD PLACE NASHVILLE, TN 37206 MAP PARCEL NUMBER 083-05-05

95023 15/02 1101 03C-FEDK 288.00



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

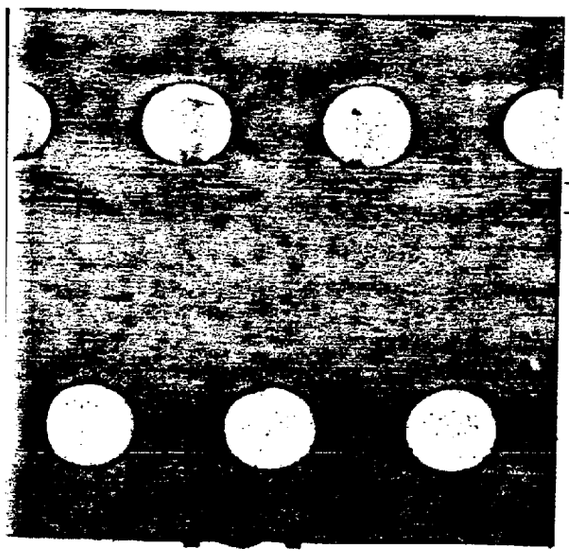
RECEIVED OF _____

FOR _____

BOOK 9660 PG 771

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 70000.00
CON TX 259.00
PRFEE 1.00
MTGTX 8.00
TOTAL 268.00
CHECK 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56798
IDENTIFYING REFERENCE

95 MAY -2 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/02/95 01 10:41 0001 6622

No. 906045