This Instrument Prepared By: W. Kent Coleman, Attorney-at-Law, 14 Public Square North Murfreesboro, TN 37130, from information furnished by the parties.

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
Mr/Mrs Billy T. Lynch 1200 Beddington Park Nashville, TN 37215	same as owner	104-4 115

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **SHEB WOOLEY**, married, has this day bargained and sold and does hereby transfer and convey unto **BILLY T. LYNCH AND WIFE, RITA F. LYNCH**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Henry J. Lamar Washington's Subdivision, of Lot No. 14, O. B. Hayes Rokeby Addition as of record in Book 421, Page 2, said Register's Office.
>
> Said Lot No. 1 fronts 47 feet on the westerly side of 17th Avenue South and runs back between parallel lines 156 1/2 feet to an alley.
>
> Being the same property conveyed to Sheb Wooley of record in Book 5432, Page 786, in said Register's Office.
>
> This conveyance is subject to all matters of record shown on Book 421, Page 2, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Billy T. Lynch and wife, Rita F. Lynch, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that he is lawfully seized and possessed of said parcel of real estate, and that he has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1995 property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The undersigned, Linda Dotson, wife of Sheb Wooley, does hereby join in this conveyance for the purpose of conveying to the

Grantees herein any interest she may have in and to the within-described real property, and hereby releases any claim or marital right she may have in said real property.

Witness our hands, this the 12th day of July, 1995.

SHEB WOOLEY

LINDA DOTSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, Sheb Wooley, the within named 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 ~~Murfreesboro~~ Hendersonville, Tennessee, this the 12th day of July, 1995.

Notary Public At Large

My Commission Expires:

8-19-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Linda Dotson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Hendersonville Tennessee, this 12th day of July, 1995.

Notary Public

My Commission Expires:

8-19-98

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 12th day of July, 1995.

Notary Public

My Commission Expires:

4/14/97

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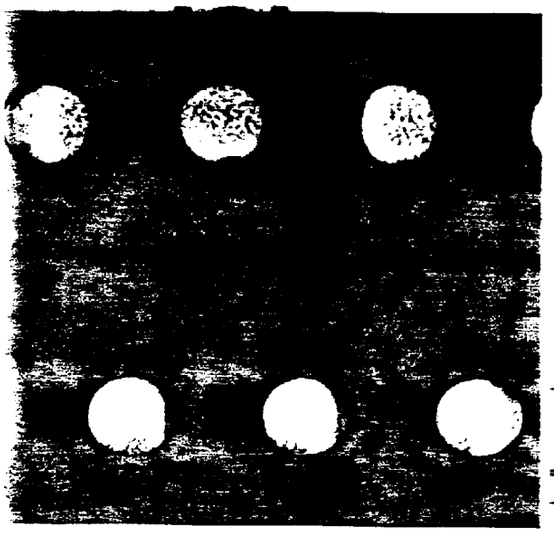
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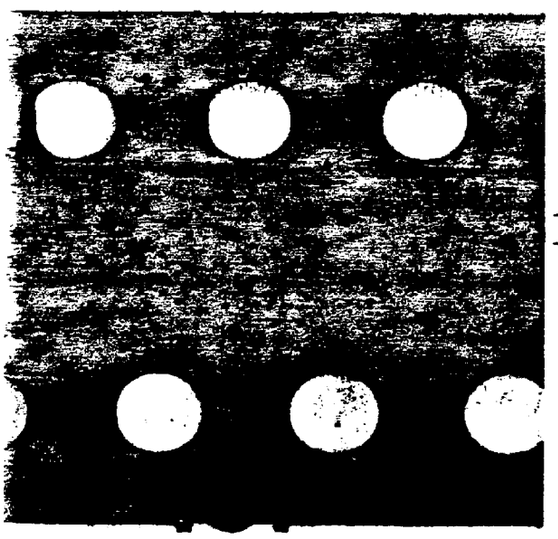
IDENTIF. & REFERENCE

95 JUL 14 AM 9:05

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

[illegible] 97.00





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

RECEIVED OF _____

FOR _____

BOOK 9730 PG 515

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	
	260000.00
CON TX	962.00
PRFEE	1.00
WDEED	12.00
TOTAL	975.00
CHECK	975.00

07/14/95 01 09:08 0001 0996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078918
IDENTIF. & REFERENCE

95 JUL 14 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930105