BOOK 10413 PG 992

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 38757
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linn H. McCain Catherine Dale McCain 1200 Beddington Park Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 159-02-049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 855000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy T. Lynch, Jr. and spouse, Rita F. Lynch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linn H. McCain and spouse, Catherine Dale McCain,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Hound's Run, of record in Book 6900, pages 167-171, Register's Office for said County.

SAID Lot No. 58, which is a corner lot, fronts 206.29 feet on the northerly margin of Beddington Park and fronts 267.61 feet on the westerly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.51 feet, and extends back 229.27 feet on the northerly line and 276.20 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Billy T. Lynch Jr., and spouse, Rita F. Lynch by deed from Roy Merrills and spouse, Marian Merrills of record in Book 9383, Page 730, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7079, Page 995, Book 7238, Page 736, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Billy T. Lynch, Jr. and Rita F. Lynch by Allison Lynch as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1200 Beddington Park, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

BOOK 10413 PG 993

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of April, 1997.

Billy T. Lynch, Jr., By: Allison Lynch, Atty-In-Fact

Rita F. LynchBy: Allison Lynch, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 855000.00

Affiant

Sworn and subscribed before me on the 15th day of April, 1997.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-200

0295053

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN.

BOOK 10413 PG 994

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Lynch**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Billy T. Lynch, Jr. and Rita F. Lynch**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of April, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-20

EXHIBIT "A"
To
WARRANTY DEED

FROM: Billy T. Lynch, Jr. and Rita F. Lynch

TO: Linn H. McCain and Catherine Dale McCain

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Allison Lynch
Allison Lynch, Affiant

Sworn to and subscribed before me this

15th day of April, 1997.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-20

0174 04/16 0101 03:CHECK 3176-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10413 PG 995

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
855000.00
CON TX 3163.50
PRFEE 1.00
WDEED 12.00
TOTAL 3176.50
CHECK 3176.50

04/16/97 01 15:07 0001 0174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295053

IDENTIF. & REFERENCE

97 APR 15 PM 3:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1139972