183

BOOK 10943 PG 29

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

BL

THIS INDENTURE is made and entered into this **20th** day of **May, 1998** between LAWRENCE L. LYNCH, A MARRIED MAN, and BESSIE A. G. LYNCH, HIS WIFE, GRANTORs, and KENNETH J. ROMANOWSKI and RICHELLE W. ROMANOWSKI, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LAWRENCE L. LYNCH, A MARRIED MAN, and BESSIE A. G. LYNCH, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto KENNETH J. ROMANOWSKI and RICHELLE W. ROMANOWSKI, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

BL

This is improved property known as 705 DRY CREEK ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Lawrence L. Lynch
LAWRENCE L. LYNCH Signature of Seller

Bessie A. G. Lynch
BESSIE A. G. LYNCH

BL

98 MAY 22 AM 10:46

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAWRENCE L. LYNCH and HIS WIFE, BESSIE A. LYNCH,** 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 **20th** day of **May, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

KENNETH J. ROMANOWSKI and RICHELLE W. ROMANOWSKI, HUSBAND AND WIFE and
705 Dry Creek Rd
Goodlettsville TN 37072

Property Address:

705 DRY CREEK ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

NORWEST MORTGAGE, INC.
P.O. Box 6502
Springfield OH 45501-6502

Map & Parcel #: MAP 24, PARCEL 130

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **May, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING a portion of the Casper D. Sircy Property located in the 10th Civil District Davidson County, Tennessee, on Dry Creek Road, as follows:

BEGINNING at a concrete monument 4" X 4" with a metal disc in top marked + located on the East margin of Dry Creek Road and same being the most N.W. corner of this tract (said point is 220.6 feet Northwestward as measured along the east margin of road from the S.W. corner of the Sircy property and the N.W. corner of the Ragan property and is fully explained later in deed); thence leaving the road N. 55 deg. E. (with a new surveyed line) downhill 385.0 feet to an iron pin at the base of a hackberry tree; thence S. 30 deg. E. (crossing hillside 456.0 feet to an iron pin near a large popular tree; thence S. 75 deg. 30' E. 94.5 feet to an iron pin by a 15" hickory tree (uphill side and being aprox. 40 feet above the spring and springhouse); thence N. 72 deg. W. 222.8 feet to an iron pin in fence line (Sircy original east property line); thence with old line and fence S. 5 deg. 30' W. 277.0 feet to a corner fence post; thence generally with a old established fence line based on a previous survey for 3 calls S. 89 deg. 30' W. 298.0 feet to an iron pin and corner post; thence N. 47 deg. 30' W. 419.0 feet to a cedar tree; thence S. 66 deg. 30' W. 94.0 feet to a 4" x 4" creosote corner fence post on the east margin of Dry Creek Road (Ragans N.W. corner at road); thence with the east margin of Dry Creek Road for two calls: N. 20 deg. W. 97.6 feet to a 4" x 4" creosote corner fence post on east margin of road; thence N. 50 deg. W. 123.0 feet to a concrete monument the point of beginning, containing 5.02 acres, more or less.

BEING the same property conveyed to LAWRENCE L. LYNCH AND WIFE, REBECCA L. LYNCH, by Deed from CASPER CLAY DIXON ET UX, of record in Book 7941, page 141, Register's Office for DAVIDSON County, Tennessee. Rebecca L. Lynch has since died, and by operation of law, the property vests in her surviving spouse, Lawrence L. Lynch, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 24, PARCEL 130, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 780.71).

2. Unrecorded easements for roads and utilities, if any.

3. The Deed of record in Book 5078, page 371, said Register's Office, reserves to the Grantors, Casper D. Sircy and wife, Edna Sircy, a right-of-way across the property deeded to the Grantees to a spring on Grantors' property. Further this deed conveys to the Grantees, Casper Clay Dixon, et ux, Lois Dixon, water rights to the spring and pond on Grantors' (Sircy's) property.

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR-NTY 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
109500.00
CON TX 405.15
[illegible] 1.00
MREEP 12.00
TOTAL 418.15
CHECK 418.15

15/22/98 01 10:47 0001 0829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAY 22 AM 10:46

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No. 1296800