WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF NOVEMBER, 1998. Notary Public MY COMMISSION EXPIRES: February 19, 2002

BOOK 11226 PAGE 322

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Lynch	**First Trust Mortgage Company**	**108-16-137**
(NAME)	(NAME)	
1709 Western Shore Drive	**6525 Quail Hollow Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Memphis, TN 38120**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jackie Darlene Berger, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Lynch, unmarried and Jimmy R. Lynch, married**, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Lakeview Hills Subdivision, SectionIV as of record in Plat Book 5200, Page 642, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jackie Darlene Berger, unmarried by deed of record in Book 10133, Page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **1709 Western Shore Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0518346
IDENTIF. ↑ REFERENCE

98 DEC -1 AM 10:39
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 25th day of November, 1998.

Jackie Darlene Berger

Jackie Darlene Berger

BOOK 11226 PAGE 323

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 Jackie D. Berger the 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 and official seal at Nashville, Tennessee, this 25th day of November, 1998.

Notary Public

NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires: 5/26/2002.

3171 12/01 0101 03CHECK 323.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11226 PAGE 324

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 84500.00
				CON TX 312.65
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 323.65
				CHECK 323.65
			12/01/98 01	10:39 0001 3171

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518346
IDENTIF. & REFERENCE

98 DEC -1 AM 10:39
REGISTER
DAVIDSON COUNTY, TN.

No. 1378204