BOOK 11261 PAGE 714

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 97,100.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 16th day of December 1998

Notary Public

My Commission Expires: 4-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DARRIN LYNCH 820 Fall Court Antioch, Tennessee 37013	FRANKLIN AMERICAN MORTGAGE 501 Corporate Center Drive #400 Franklin, Tennessee 37067	MAP 150-7 PARCEL 384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SEVEN THOUSAND ONE HUNDRED AND NO/100---------- (S 97,100.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOSEPH DAVID HINKLE AND WIFE, JO ANN HINKLE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DARRIN LYNCH AND WIFE, TRACY LYNCH 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:

BEING Lot No. 365 on the Plan of Towne Village of the Country, Section 4-B, of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joseph David Hinkle and wife, Jo Ann Hinkle, by deed from Mark P. Lindisch and wife, Lori S. Lindisch, of record in Book 7815, page 855, Register's Office for Davidson County, Tennessee.

0527753 IDENTIF. ↑ REFERENCE

98 DEC 21 PM 2:04 REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 820 Fall Court, Antioch, Tennessee 37013

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Towne Village of the Country, Section 4-B of record in Book 6250, page 496, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of December, 19 98.

JOSEPH DAVID HINKLE

JO ANN HINKLE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 JOSEPH DAVID HINKLE AND WIFE, JO ANN HINKLE, the bargainor s, 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 and official seal this 16th day of December, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

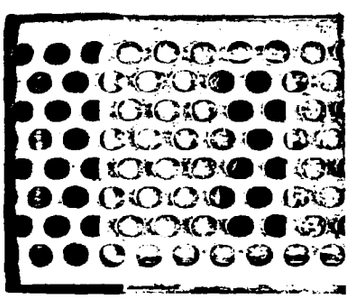
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

3198 12/21 0101 03CHECK 370.27



OFFICIAL RECEIPT

BILL GARRETT
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 - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

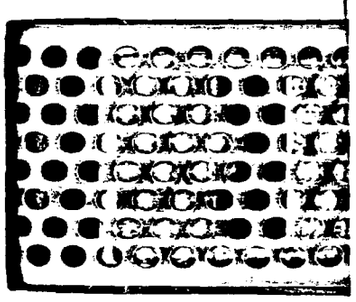
CONT	7100.00
CON TX	359.27
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	370.27
CHECK	370.27

12/21/98 01 14:02 0001 3198

0527753
IDENTIF. # REFERENCE

98 DEC 21 PM 2:04

REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402637