PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 40648
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick J. Lynn Barbara Lynn 667 Brook Hollow Road Nashville, Tennessee 37205	Standard Federal Bank 2600 W. Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 115-07-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 239000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John F. Ponthie and spouse, Sharlot M. Ponthie,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick J. Lynn and spouse, Barbara Lynn,** 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. 2 on the Plan of Resubdivision of Lot 324, West Meade Farms, Inc., Section "Z" of record in Plat Book 5190, page 739, Register's Office for said County.

SAID Lot No. 2 fronts 155.11 feet on the westerly margin of Brook Hollow Road and extends back 312.03 feet on the northerly line and 334.68 feet on the broken southerly line to a broken line in the rear, measuring 71.84 feet thereon.

BEING the same property conveyed to John F. Ponthie and wife, Sharlot M. Ponthie by deed from Jeffrey Lee Ponchillia and wife, Tina Marie Ponchillia of record in Book 11138, page 322, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190, Page 739, said Register's Office, which Plan shows a 100 foot minimum building setback line from Brook Hollow Road and a 20 foot easement for public utility purposes along the rear line of said lot and a 10 foot public utility easement along the northerly line; Public utility and drainage easement along the easterly front portion of said lot, with a sewer line lying therein, which is of record in Book 5435, page 318, said Register's Office.

This is improved property, known as: 667 Brook Hollow Road, Nashville, Tennessee 37205

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.

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 29th day of January, 1999.

John F. Ponthie

Sharlot M. Ponthie

State of Tennessee
County of Davidson

On this 29th day of January, 1999, before me the undersigned authority, personally appeared **John F. Ponthie** and **Sharlot M. Ponthie**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

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: $ 239000.00

Affiant

Sworn and subscribed before me on the 29th day of January, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

05432340
IDENTIF. & REFERENCE
99 FEB -1 PM 2:39
REGISTER
BILL GRAHAM
DAVIDSON COUNTY, TN.
9691 02/01 0101 03CHECK 895.30

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11319 PAGE 711

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

0543234

IDENTIFICATION REFERENCE

99 FEB -1 PM 2:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	239000.00
CON TX	884.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	895.30
CHECK	895.30

02/01/99 01 14:37 0001 9691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419053