BOOK 11383 PG. 204

PREPARED BY:
Franklin Title Company, LLC.
201 Fourth Avenue North, Suite 1260
~~Brentwood, TN 37027~~
Nashville, TN 37219

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **February, 1999** between **Alexander LYNCH and wife, Kimberly Cook LYNCH** , GRANTOR, and **Nancy F. COOK, an unmarried woman** , GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of the Woodlands, Phase 1, Section 1, of record in Book 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alexander Lynch, unmarried and Kimberly Cook, unmarried from Richter Dial Builders, Inc. of record in Book 9696, Page 512, Register's Office for Davidson County, Tennessee. Alexander Lynch and Kimberly Cook are now married.

Kimberly Cook and Kimberly Cook Lynch are one and the same person.

The above legal description is identical to the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Alexander LYNCH
Signature of Seller

Kimberly Cook Lynch
Kimberly Cook LYNCH
Signature of Seller

0560764
IDENTIF. ← REFERENCE

99 MAR 12 PM 5:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11383 PG. 205

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Alexander LYNCH and wife, Kimberly Cook 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 **26th** day of **February, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

Nancy F. COOK
5385 Windypine Drive
Nashville, TN 37211

Property Address:

5385 Windypine Drive
Nashville, TN 37211

Person Responsible for Taxes:

Norwest Mortgage, Inc.
3230 Broadmoor SE, Suite A
Grand Rapids, MI 49512

Parcel #: 172-3-A-107

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$175,900.00** 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 **26th** day of **February, 1999.**

Notary Public

My Commission Expires: 9/28/2002

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

Franklin Title Company, LLC.
201 Fourth Avenue North, Suite 1260
Nashville, TN 37219

03-1999 641.03
0204 03/12 0101 03CHET0X

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11383 PG. 206

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

0560764

IDENTIF. ↑ REFERENCE

99 MAR 12 PM 5:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
175900.00
CON TX 650.83
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 661.83
CHECK 661.83

03/12/99 01 17:14 0001 8204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437340