This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072

Name and Address of New Owner
M. Lee Barrett, Jr.
311 Rural Hill Court
Nashville, TN 37217

Send Tax Bills to:

SAME

MAP/PARCEL:
119-8-007 & 119-8-006

BOOK 11636 PAGE 136

MAIL ENV.

99 AUG 26 PM 1:45

062881 1

WARRANTY DEED

THIS INDENTURE, made this 24 day of August, 1999 , between

James Edward Lynch, Jr., married,

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

M. Lee Barrett, Jr., and wife, Pamela K. Barrett,

0940 08/26 0101 03CHECK 658.50

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot Nos. 171 and 172 on the Plan of Glencliff Estates, Section VII, of record in Book 2331, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James Edward Lynch, Jr., his heirs and assigns, a life estate with the remainder interest conveyed to Inez B. Covington, her heirs and assigns, by deed of record in Book 4953, Page 914, Register's Office for Davidson County, Tennessee. The interest of Inez B. Covington has since been conveyed to James Edward Lynch, Jr., by deed of record in Book 11636, page 134, in said Register's Office.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

GRANTOR CERTIFIES THAT THE PROPERTY DESCRIBED ABOVE IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, THE GRANTOR'S SPOUSE, OR THE GRANTOR'S DEPENDENTS.

Grantee accepts the property conveyed herein in its "as is" condition. Grantor makes no warranties, either express or implied, as to the condition of the property.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except 1999 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James Edward Lynch, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Edward Lynch, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of August, 1999.

Notary Public

My Commission Expires: 10/14/2001

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $175,000.00.

Affiant

Sworn to and subscribed before me, this 24 day of August, 1999.

Notary Public

My Commission Expires: 10/14/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11636 PAGE 138

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

0628811

IDENTIF. # REFERENCE

99 AUG 26 PM 1:45

REGISTER
DAVIDSON CO. TN.

CAMT	
	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	658.50
CHECK	658.50

08/26/99 01 13:45 0001 0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509024