THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October 19 99
Notary Public
MY COMMISSION EXPIRES 7-14-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John W. Lynch	First Trust Mortgage Company	155-7-B-43
(NAME)	(NAME)	
6724 Cold Stream Drive	P. O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38187-0257	
(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, Donald W. Johnson and wife, Kay B. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Lynch and wife, Donna G. 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:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Final Plat of Poplar Creek Estates, Phase V, Section B-1 (The Highlands of Allens Green), s of record in Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Donald W. Johnson and wife, Kay B. Johnson by deed from Poplar Creek Development Co., of record in Book 11490, page 153, Register's Office for Davidson County, Tennessee.

99 NOV -1 PM 3:02
REGISTER
DAVIDSON CO. TN.

06527781

unimproved ( )
This is improved (X) property, known as 6724 Cold Stream Drive, Nashville, Tennessee 37221
(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.

Witness our hand s this 29th day of October, 19 99

Donald W. Johnson

Kay B. Johnson BY Donald W. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The VANDERGRIFF, a Notary Public in and for said County and State, the within named DONALD W. JUNKIN

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 29 day of OCTOBER 19 99

Commission expires 5-14-03

Notary Public

STATE OF TENNESSEE
Davidson County

BOOK 11725 PAGE 700

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this 29 day of OCTOBER, 1999, personally appeared before me, DONALD W JUNKIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of KAY B JUNKIN and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29 day of OCTOBER, 1999.

My commission expires: 5-14-03

Notary Public

804.65 MORTGAGE TAX 11/03/99

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

ECEIVED OF _____

OR _____

BOOK 11725 PAGE 701

O - 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

11725 701

99 NOV -1 PM 3:02

REGISTER
DAVIDSON CNTY. TN.

CAMT

	214500.00
CON TX	793.65
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	804.65
CHECK	804.65

11/01/99 01 15:03 0001 6412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534160