PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
104 Woodmont Blvd., Suite 100
Brentwood, Tennessee 37207
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkinsandivey@bellsouth.net

W & I Ref: (st) Title No: 41659
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert C. Hoar Pamela P. Hoar 2544 Devon Valley Drive Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-D-019

Instr:20000511004782? Page: 1 OF 3
REC'D FOR REC 05/11/2000 2:10:14PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $721.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 195,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan J. Lynch and spouse, Charlotte U. Lynch,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert C. Hoar and spouse, Pamela P. Hoar,** 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. 67 on the plan of Devon Valley-Phase 1, of record in Book 7900, page 458 and amended in Book 9128, page 272, Register's Office for said County.

Said Lot No. 67 fronts 53.00 feet on the broken southeasterly margin of Devon Valley Drive and extends back 100.41 feet on the northeasterly line and 100.00 feet on the southwesterly line to a dead line in the rear, measuring 56.99 feet thereon.

Being the same property conveyed to Alan James Lynch and spouse, Charlotte Underhill Lynch by deed from Southwinds Development Inc., a corporation of record in Book 9292, Page 855, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 458, said Register's Office, which Plan shows a 15 foot minimum building setback line from Devon Valley Drive, together with a designated building site and 15 foot foot easement for utility and drainage purposes along the along the broken front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, Page 283, Book 7517, Page 367, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 222, and Book 8180, Page 230, Book 8180, Page 232, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 18, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This instrument is executed on behalf of Alan J. Lynch and Charlotte U. Lynch by Phyllis Shults as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2544 Devon Valley Drive, Nashville, TN 37221

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 10th day of May, 2000.

Alan J. Lynch, By: Phyllis Shults Atty-In-Fact
Alan J. Lynch, By: Phyllis Shults, Atty-In-Fact

Charlotte U. Lynch By: Phyllis Shults, Atty-In-Fact
Charlotte U. Lynch, By: Phyllis Shults, Atty-In-Fact

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: $ 195,000.00

Affiant

Sworn and subscribed before me on the 10th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2002



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 **Phyllis Shults**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Alan J. Lynch** and **Charlotte U. Lynch**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Alan J. Lynch and Charlotte U. Lynch

TO: Robert C. Hoar and Pamela P. Hoar

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Phyllis Shults, Affiant

Phyllis Shults, Affiant

Sworn to and subscribed before me this

10th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003