File: Bond
#1192

PREPARED BY:

Taylor, Pigue, Marchetti & McCaskill, PLLC
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

RETURN TO:

Advantage Title & Escrow
3354 Perimeter Hill Drive
Nashville, TN 37211
(615) 777-2011

Name and Address of Property Owner:

Kenny L. Lynch and Sheree L. Lynch
2245 Horseshoe Road
Danville, VA 24541

Send Tax Bills to:

~~**Kenny L. Lynch and Sheree L. Lynch**~~
~~**2245 Horseshoe Road**~~
~~**Danville, VA 24541**~~
Bank of America
6200 Gateway
Cypress, CA 90630-6013

Davidson County DEEDWARR
Recvd: 11/30/00 14:19 2pgs
Fees:11.00 Taxes:601.25
20001130-0117646

Property Address:

2119 Lakeshore Drive
Old Hickory, TN 37138

Map/Parcel #:

53-8-A-5CO/LW10429

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of **November, 2000** between **Lucca Properties, L.L.C., a Tennessee limited liability company,** GRANTOR, and **Kenny Lee Lynch and wife, Sheree L. Lynch,** GRANTEES.

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 the City of **OLD HICKORY**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2119 on the Plan of Lakeshore Pointe Condominiums, of record in Book 9700, Page 704, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Lucca Properties, L.L.C., a Tennessee limited liability company by deed from Lake Shore Management, L.L.C., a Tennessee limited liability company, of record in Book 11277, Page 762, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

Property Address: 2119 Lakeshore Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEES 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 covenant that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession therteto 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.

Lucca Properties, L.L.C., a Tennessee limited liability company

Michael Marchetti, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid, personally appeared **Michael Marchetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Lucca Properties, L.L.C., a Tennessee limited liability company**, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the company thereto, for the purposes therein contained, having been fully authorized so to do.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of November, 2000.

Claudia M. McCool
Notary Public

CLAUDIA M. McCOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5-30-2004

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 **$162,500.00** 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

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of November, 2000.

Notary Public

My Commission Expires: 5-26-02

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.