Davidson County DEEDWARR
Recvd: 08/14/01 15:41 2pgs
Fees:13.00 Taxes:429.20

20010814-0087863

21-1-693

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **July, 2001** by and between **ROBERT O'LYNN and wife, CAROLYN O'LYNN** , herein after referred to as GRANTOR, and **BRUCE THOMSEN and wife, SHAROL THOMSEN** , herein after referred to as GRANTEE.

WITNESSETH: 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 **ANTIOCH,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Colewood Hills, Section 1, as of record in Book 4300, page 130, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert G. O'Lynn and wife, Carolyn S. O'Lynn by deed from Steve T. Pharr and wife, Lunette A. Pharr, dated April 10, 1987 and recorded in Book 7205, page 185, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5061 MCLENDON DRIVE, ANTIOCH, TN 37013

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.

Robert O'Lynn by M. Todd Sadler POA
ROBERT O'LYNN
Signature of Seller

Carolyn O'Lynn by M. Todd Sadler POA
CAROLYN O'LYNN
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **13th** day of **July, 2001** before me personally appeared M. TODD JACKSON , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT G. AND CAROLYN S. O'LYNN , and acknowledged that he/she executed the same as the free act and deed of said M. TODD JACKSON

Witness my hand, at office, this **13th** day of **July, 2001.**

Notary Public

My Commission Expires: My Commission Expires NOV 24, 2001

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of Property Owner:
BRUCE THOMSEN and SHAROL THOMSEN
5061 MCLENDON DRIVE, ANTIOCH, TN 37013

Send Tax Statements to:
INDYMAC BANK, F.S.B
190 TECHNOLOGY PARKWAY, NORCROSS, GA 30092

map & parcel 162-7-98

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 **$116,000.00** 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.

M. Todd Jackson
Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **July, 2001**

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2001

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin TN 37067 21-1-693