WARRANTY DEED

This instrument is being rerecorded to add derivation clause.

Davidson County DEEDWARR
Recvd: 12/05/01 14:35 2pgs
Fees:13.00 Taxes:730.38
[redacted]
20011205-0134079

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~199,900.00~~ 197,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

JENNIFER DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

MY COMMISSION EXPIRES: 07/30/2005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lynd (NAME)	First Horizon Home Loan (NAME)	MAP 118-10
3401 Pleasant Valley (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 113.00
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Mary Anne Finney, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lynd and Kelly Foshee, as joint tenants with right of survivorship.

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. 54 on the Map of Pleasant Valley, of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Pleasant Valley Road at the corner of Lots Nos. 53 and 54; thence with the line between said lots, westerly 145.1 feet to a point: thence northerly 108.5 feet to the south margin of Greenvale Drive; thence with the margin of the same easterly 85.3 feet to the beginning of a curve; thence around said curve southeasterly 95.06 feet to the westerly margin of Pleasant Valley Road; thence with the margin of the same southerly 10 feet to the beginning.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and paid by the herein Grantor; Subjent to any and all restrictions and easements of record; Plan of record in Book 1424, page 63; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Anne Finney, by deed from Ralph H. Gurganus Jr. and spouse, Shelli Beaver Gurganus, of record in Instrument No 200004200039706, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/14/02 12:56 2pgs
Fees:12.00 Taxes:0.00
20020114-0005474

RE-RECORD

unimproved ( )
This is improved (X) property, known as 3401 Pleasant Valley, Nashville, Tennessee 37204
(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 my hand this 30th day of November, 2001

Mary Anne Finney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Anne Finney

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November 2001.

Commission expires 7-30-05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: 07/30/2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____, _____.

My commission expires _____

_____
Notary Public