**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

**SEND TAX BILLS TO:**
Union Planters Bank
1900 Charles Bryan Road
Cordova, TN 38016

**MAP PARCEL NUMBERS**
64-12-0-A-977-CO

Davidson County DEEDWARR
Recvd: 04/21/03 15:40 2pgs
Fees:13.00 Taxes:388.13
20030421-0052151

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 8th day of April, **2003**, by and between **JAMI L. PORTER, unmarried**, party of the first part, and **SUSAN J. LYNCH, a married person**, party of the second part,

**WITNESSETH**: That for and in consideration of $104,900.00 cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Apartment Unit No. 944, on the plan of Fox Run Condominiums, Section 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed of record in Book 5535, page 713, as corrected in Book 5895, page 516; Book 5936, page 301; Book 6307, page 817, and further corrected in Book 8510, page 95, in the Register's Office of Davidson County, Tennessee. Reference is hereby made to the Plan of Fox Run Condominiums, Section 2, of record in Plat Book 5200, page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete identification and description of said Unit.**

**"THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the Grantees(s); Restrictive Covenants; any and all matters in Plat of record in Plat Book 5200, Page 148; Master Deed of record in Book 5535, Page 713, Book 5895, Page 516, Book 5936, Page 301, Book 6307, Page 817 and Book 8510, Page 95; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tn."**

**"The above legal description is identical to the one in the previous deed of record."**

**Being the same property conveyed to Jami L. Porter, unmarried by deed from Wendell L. Poole and wife, Jo Ann Poole of record in Book 10623, page 326, dated 9-24-97, recorded 9-26-97, Register's Office for Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

JAMI L. PORTER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMI L. PORTER** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8th day of April, **2003**.

My commission expires 3/26/05

Carmen Coats

Notary Public

CARMEN COATS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 03-26-05

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$104,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of April, **2003**.

Carmen Coats

IMPROVED
PROPERTY ADDRESS:
**944 Old Fountain Ct.**
**Hermitage, TN 37076**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 03-26-05