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Davidson County DEEDWARR
Recvd: 05/01/03 15:57 2pgs
Fees:13.00 Taxes:532.80

20030501-0058493

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $144,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2003. Notary Public My Commission Expires: 8/4/03

Address New Owner As Follows: Jennifer E. Farringer 229 Camelot Drive Nashville, TN 37221	Send Tax Bills To: Same	Map-Parcel Number: 128-14-0 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER D. LYNN AND WIFE, KAY H. LYNN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JENNIFER E. FARRINGER, unmarried, AND ANDREW McCAMPBELL PEARSON, unmarried, 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, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Two, Harpeth Park, of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger D. Lynn and wife, Kay H. Lynn, by deed from David E. Welch and wife, Betty Welch, of record in Book 6014, page 734, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Harpeth Park, Section II Restrictive Covenants of record in Book 3990, page 68, said Register's Office.

3. All matters as shown on the Plan of record in Book 3700, page 58, Register's Office for Davidson County, Tennessee.

This is improved property known as 229 Camelot 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 Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of April, 2003.

Roger D. Lynn

Kay H. Lynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER D. LYNN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAY H. LYNN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of April, 2003.

Notary Public

My Commission Expires: 10/25/07