Davidson County DEEDWARR
Recvd: 05/19/03 09:00 2pgs
Fees:13.00 Taxes:320.05

20030519-0067597

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$86,500.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|8th DAY OF May, 2003.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Lynch 2200 Milton Dr. Nashville, TN 37216	Franklin American Mtg. Company 501 Corporate Center Dr. Ste 400 Franklin, TN 37067	Map 73.01 Parcel 168.00

For and in 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,

Peggy Magers, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daniel Lynch, unmarried

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:

TRACT 1
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46 ON THE PLAN OF HIGHLAND VIEW SUBDIVISION OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 46 FRONTS 70 FEET ON THE WESTERLY SIDE OF MILTON DRIVE AND RUNS BACK 222.8 FEET ON THE NORTHERLY LINE AND 204.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 72.1 FEET THEREON.

TRACT 2
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A STRIP OF LAND FRONTING ON AVALON DRIVE MARKED "RESERVED" ON THE PLAT OF VIRGINIA MANOR, OF RECORD IN BOOK 1835, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID TRACT BEGINS AT A MONUMENT IN THE SOUTHERLY MARGIN OF AVALON DRIVE, 180 FEET EASTERLY FROM A MONUMENT AT THE BEGINNING OF A CURVE IN THE SOUTHEASTERLY INTERSECTION OF AVALON DRIVE AND WARDEN DRIVE; THENCE WITH A MARGIN OF AVALON DRIVE EASTWARDLY 186.57 FEET TO A MONUMENT; THENCE CONTINUING WITH SAID AVALON DRIVE 18.12 FEET TO A MONUMENT AT THE BEGINNING OF A CURVE IN THE INTERSECTION OF AVALON DRIVE AND MILTON DRIVE; THENCE AROUND SAID CURVE 31.42 FEET TO A POINT IN THE WESTERLY MARGIN OF MILTON DRIVE; THENCE WESTWARDLY IN A STRAIGHT LINE WITH THE NORTHERLY MARGIN OF THE HIGHLAND VIEW SUBDIVISION (OF RECORD IN BOOK 1424, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY) 222.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO W. C. MAGERS AND PEGGY MAGERS AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM JOHN ROBERT EVANS, DATED JULY 6, 1998, AND OF RECORD IN BOOK 11010, PAGE 747, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID W. C. MAGERS IS NOW DECEASED.

This conveyance is made subject to the following

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 39, and in Book 1835, Page 22, Register's Office for Davidson County, Tennessee, including but not limited to a Right of Easement across subject property for a water line serving the property belonging to Mrs. Virginia Robinson Woodfin.
3) Property is subject to Restrictive Covenants contained in Book 1558, Page 354, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2200 Milton Drive, Nashville, TN 37216
(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(s) this 8th day of May, 2003.

Peggy Magers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peggy Magers, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076