# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/03 12:22 2pgs
Fees:13.00 Taxes:403.30
20030531-0073980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00
Jose E Hernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

G-1139-F

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jose E. Hernandez (NAME) | Same (NAME) | MAP 43-1 |
| 1200 Sylvia Drive (ADDRESS) | (ADDRESS) | PARCEL 154 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (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, Michael T. Lynam and wife, Kimberley D. Lynam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose E. Hernandez and wife, Claudia Hernandez

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 7 on the Plan of Oakwood Subdivision, as of record in Plat Book 5210, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael T. Lynam, and wife, Kimberley D. Lynam, by deed from Chuck Crook, d/b/a Copy Builders, of record in Book 10799, Page 552, Register's Office for Davidson County, Tennessee.

Michelle R. Ratliff, executes this instrument for and in behalf of Michael T. Lynam, pursuant to powers granted in a Power of Attorney of record in Instrument No. 20030531-0073978, Register's Office for Davidson County, Tennessee.

Michelle R. Ratliff, executes this instrument for and in behalf of Kimberley D. Lynam, pursuant to powers granted in a Power of Attorney of record in Instrument No. 20030531-0073979, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1200 Sylvia Drive, Madison, TN 37115
(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 our hand s this 22nd day of May, 2003

Michael T. Lynam
By: Michael T. Lynam by: Michelle R. Ratliff POA
Michelle R. Ratliff, Attorney-in-fact

Kimberley D. Lynam
By: Kimberley D. Lynam by: Michelle R. Ratliff POA
Michelle R. Ratliff, Attorney-in-fact



DCTN01WC

**STATE OF TENNESSEE)**

**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MICHELLE R. RATLIFF**, to me known to be the person who executed the foregoing instrument in behalf of **MICHAEL T. LYNAM,** and acknowledged that she executed the same as the free act and deed of the said **MICHAEL T. LYNAM.**

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2003.

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

**STATE OF TENNESSEE)**

**COUNTY OF DAVIDSON)**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MICHELLE R. RATLIFF**, to me known to be the person who executed the foregoing instrument in behalf of **KIMBERLEY D. LYNAM,** and acknowledged that she executed the same as the free act and deed of the said **KIMBERLEY D. LYNAM.**

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2003.

Kathy J Byers
Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE