24B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of June, 2003.

Notary Public

My Commission Expires: 3-31-07

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/25/03 08:26 2pgs
Fees:13.00 Taxes:1202.50
20030625-0087015

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charlotte O. Brock
202 La Vista Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL NUMBERS:
Map\Parcel:131-050-052.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Thomas Lynch and wife, Patricia Ann Lynch** hereinafter referred to as Grantors, hereby transfers and conveys to **Charlotte O. Brock, a unmarried person** hereinafter referred to as 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. 2-A on the Paln of A Resubdivision of Lot No. 32 @ Russwood Heights, as of record in Plat Book 6250, Page 335, amended in Plat Book 6250, Page 879, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to James Thomas Lynch and wife, Patricia Ann Lynch by deed from Dewey Morris, Jr., unmarried of record in Book 10462, Page 885, said register's office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 335, and Book 6250, Page 879, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7069, Page 443, and Book 7083, Page 444, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 202 La Vista Drive, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of June, 2003.

James Thomas Lynch

James Thomas Lynch

Patricia Ann Lynch

Patricia Ann Lynch

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 James Thomas Lynch and Patricia Ann Lynch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2003.

K. THOMAS SIDWELL NOTARY PUBLIC

Notary Public

My Commission Expires: 11/12/03

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON CO.

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