THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 07/22/03 14:55 2pgs
Fees:13.00 Taxes:906.50

20030722-0102592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 6/30/05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Dombro (NAME)	SunTrust Mortgage, Inc. (NAME)	8-199
3800 Baxter Road (ADDRESS)	901 Semmes Avenue (ADDRESS)	
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (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, Pamela Lynch, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry Dombro and wife, Muriel Eileen Hennessy,

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 lying in Davidson County, Tennessee, and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995, as follows:

BEGINNING at an iron rod in the northerly line of lands conveyed to Alvin Hawkins, as of record in Book 3857, page 912, said point being 1,682.04 feet in a northerly direction from Hawkins' southwesterly corner at Baxter Road, said point also being in the easterly line of Chester Chambers, as of record in Book 1371, page 286, thence with Chambers' easterly line North 02 deg. 59' 06" East 1,198.18 feet to a 26" tree, said point being in the southerly line of Mary Lain, as of record in Will Book 0090, page 33; thence with Lain's southerly line South 77 deg. 48' 18" East 667.78 feet to an iron rod; thence leaving Lain's southerly line South 02 deg. 59' 06" West passing an iron rod at 500.00 feet, in all a total distance of 569.00 feet to a point; thence North 50 deg. 38' 59" West 167.10 feet to a point at the intersection of a creek and a drain; thence with the centerline of the drain the following calls: South 01 deg. 22' 02" East 163.55 feet to a point; South 13 deg. 08' 30" East 45.67 feet to a point; South 29 deg. 24' 38" West 114.43 feet to a point; South 76 deg. 15' 09" West 46.29 feet to a point; South 86 deg. 01' 07" West 59.32 feet to a point; South 00 deg. 22' 54" West 68.04 feet to a point; South 24 deg. 49' 34" West 72.34 feet to a point; South 06 deg. 17' 57" West 82.27 feet to a point; South 63 deg. 43' 16" East 61.62 feet to a point; South 79 deg. 02' 22" East 45.07 feet to a point; thence leaving said drain South 06 deg. 09' 15" West, passing an iron rod at 30.00 feet, in all a total distance of 226.38 feet to an iron rod in Hawkins' northerly line; thence with Hawkins' northerly line North 55 deg. 59' 29" West 139.12 feet to an iron rod; thence North 06 deg. 09' 15" East 92.00 feet to an iron rod; thence North 83 deg. 50'

CONTINUED

unimproved ( )
This is improved (X) property, known as 3800 Baxter Road, Joelton, Tennessee 37080
(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 this 15th day of July, 2003

pamela lynch
Pamela Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Lynch, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2003.

Commission expires 5-7-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

45" West 342.10 feet to the point of beginning and containing 15.21 acres, more or less.

TOGETHER with the easement set forth in the Mutual Ingress and Egress Easement of record in Book 9683, page 620, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Pamela Lynch by Quitclaim Deed from Cathy L. Purdom, of record under Instrument No. 20011220-0140930, Register's Office for Davidson County, Tennessee.