Davidson County DEEDWARR
Recvd: 08/13/03 11:24 2pgs
Fees:13.00 Taxes:471.75
20030813-0116125

This Instrument Prepared By:
GREENWAY TITLE/Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Hugh T. Stallings
2544 Edge-O-Lake Drive
Nashville, Tennessee 37210

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NATIONAL BANK OF COMMERCE
PO BOX 30046
DURHAM, NC 27702-3046

MAP **149**
GROUP **03-0**
PARCEL **51**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Genevieve M. Lynch, an unmarried person,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Hugh T. Stallings, an unmarried person**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 395, EDGE-O-LAKE, SECTION SIX, according to plat and survey of same appearing of record in Plat Book 3700, page 15, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward Thomas Lynch and wife, Genevieve M. Lynch, by deed of record in Book 4007, page 656, Register's Office. The said Edward Thomas Lynch died intestate on March 19, 1986 leaving the said Genevieve M. Lynch as the surviving tenant by the entirety.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 2544 Edge O Lake Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 hands this the 31st day of July, 2003.

Genevieve M. Lynch

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Genevieve M. 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2003.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $127,500.00.

Genevieve M. Lynch
AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2003.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 6/21/2004