Box 13
#66685

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

G-1245-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamika S. Farris (NAME)	Countryside Home Loans (NAME)	MAP 43-6
625 Roosevelt Avenue (ADDRESS)	2021 N. Gallatin Rd. St 292 (ADDRESS)	PARCEL 56
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (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, Lee A. Lynch and wife, Annie R. Lynch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamika S. Farris, 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:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Madison Park, Section 2, of record in Book 3106, Page 141, amended in Book 4496, Page 596, 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 Lee A. Lynch, and wife, Annie R. Lynch, by deed from Gary A. Juergens, and wife, Carole L. Juergens, of record in Book 8312, Page 313, Register's Office for Davidson County,, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, and rights-of-way for public utilities of record.

Elsa Morris executes this instrument on behalf of Lee A. Lynch, pursuant to powers granted in a Power of Attorney which appears of record in Instrument No. 20031010-0150593, Register's Office for Davidson County, Tennessee.

Elsa Morris executes this instrument on behalf of Annie R. Lynch, pursuant to powers granted in a Power of Attorney which appears of record in Instrument No. 20031010-0150594, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 625 Roosevelt Avenue, 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 30th day of September, 2003

Lee A. Lynch By: Lee A Lynch by Elsa Morris
Elsa Morris, Attorney-in-fact

Annie R. Lynch By: Annie R. Lynch by Elsa Morris
Elsa Morris, Attorney-in-fact

Davidson County DEEDWARR
Recvd: 10/10/03 09:07 2pgs
Fees:13.00 Taxes:376.29
20031010-0150595

DCTN01WC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ELSA MORRIS**, to me known to be the person who executed the foregoing instrument in behalf of **LEE A. LYNCH,** and acknowledged that she executed the same as the free act and deed of the said **LEE A. LYNCH.**

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of September, 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 **ELSA MORRIS**, to me known to be the person who executed the foregoing instrument in behalf of **ANNIE R. LYNCH,** and acknowledged that she executed the same as the free act and deed of the said **ANNIE R. LYNCH.**

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 30th day of September, 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