BOX 15

This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-379271**

Davidson County DEEDWARR
Recvd: 12/19/03 15:24 3pgs
Fees:18.00 Taxes:839.90

20031219-0181312

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th of Dec. 2003, by and between **Craig Lynch**, parties of the first part, and Mimi G. Rosario, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Brentwood**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 21, PHASE III, Plan of FINAL PLAT of STERLING OAKS (Edmondson Way P.U.D.), as shown on plat of record as Instrument No. 20001122-0115320, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: 20030731-0108785 in said Register's office.

This conveyance is made subject to:
taxes for the year of 2003 and thereafter

Parcel ID # **172-5B-135**
X Improved OR
Unimproved property located at: **429 Carphilly Court, Brentwood, Tennessee 37027**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Craig Lynch

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Craig Lynch** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this Dec. 14, 2003.

Debra M. Vaughn
Notary Public

My Commission Expires: Nov. 27, 2004

DEBRA M. VAUGHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Owner's Name: Mimi Rosario

and Address: **429 Carphilly Court**
Brentwood, TN 37027

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SUNTRUST MORTGAGE
201 4TH AVE NORTH / 7TH FLOOR
NASHVILLE, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 227,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12/17/03.

Notary Public

My Commission Expires: 1/31/04