THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 05/06/04 12:59 2pgs
Fees:13.00 Taxes:310.80

20040506-0051920

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Thomas G. Saffell 510 Wesley Ave Nashville, TN 37216	Chase Manhattan 5409 Maryland Way, Suite 202 Brentwood, TN 37207	83-7-347

FOR AND IN 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,

Mary F. Lynn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Thomas G. Saffell, 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 Number 28, on the Plan of Eastland Oaks, Section 2, of record in Book 4860, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary F. Lynn, unmarried by Deed, dated October 20, 1999 of record in Book 11714, Page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 2304-2306 Dalebrook Court Nashville, TN 37206

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 HANDS THIS 3rd day of May, 2004

Mary F. Lynn

Mary F. Lynn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Mary F. Lynn, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 3rd day of May, 2004

My Commission expires July 24, 2007

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 84,000.00

Affiant

Subscribed and sworn to before me this 3rd day of May, 2004

K. J. Shelton
Notary Public

My Commission Expires: July 24, 2007

K. J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SUMNER COUNTY