RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43417

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/04 15:47 2pgs
Fees:13.00 Taxes:314.50

20041026-0128884

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd day of October, 2004.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lynch	American Mortgage Network, Inc.	44-5-22
105 Scenic View Road	11625 Rainwater Drive, Bldg 500, Ste. 650	
Old Hickory, TN, 37138	Alpharetta, GA 30004	

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, I/WE,

Sue C. Sircy , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Lynch , a single man

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:

Being the northerly part of Lot No. 78 on the unrecorded Plan of Scenic View Subdivision, and described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers dated December 22, 1961, as follows:

Beginning at an iron pin in the easterly margin of Scenic Drive, formerly Havron Avenue, at a point 118.2 feet (by actual field measurement 104.8 feet) northwest from a concrete monument at the beginning of a curve into Hillman Place, being the northwest corner of the property conveyed to Alton Junior Agee and wife, by deed from Goodloe S. Chaffin and wife, et al, as of record in Book 3035, page 215, said Register's Office; thence northeasterly with Agee's northwesterly line, 83 feet to an iron pin in the cemetery lot; thence with said cemetery lot, northwesterly 31 feet to a 12 inch concrete post; thence northeasterly with the northeasterly line of the cemetery lot, 77.6 feet to an iron pin at the common corners of Lots 78 and 61 on said Plan; thence with the line between said lots, northwesterly 43 feet to an iron pin at the corner of Lot 77 on said plan; thence with the line between Lots 77 and 78, southwesterly 163 feet to an iron pin in the easterly margin of Scenic Drive; thence with the margin of the same, southeasterly 78 feet to the beginning.

Being the same property conveyed to Dallas E. Sircy and wife, Sue C. Sircy, by Warranty Deed from Joe D. Brogdon of record in Book 6838, Page 426, Register's Office for Davidson County, Tennessee. The said Dallas E. Sircy having since died.

Unimproved ( )
This is improved (X) property known as 105 Scenic View Road, Old Hickory, TN 37138

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/our hand(s) this 22nd day of October, 2004

Sue C. Sircy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sue C. Sircy, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2004

Notary Public

My Commission Expires: 3/25/06