Davidson County DEEDWARR
Recvd: 11/08/04 11:43 2pgs
Fees:13.00 Taxes:518.00
20041108-0134213

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 140,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

C E BERRY

Affiant

Subscribed and sworn to before me this the 4th **day of November, 2004.**

Notary Public

NOTARY PUBLIC
Commission Expiration:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
THOMAS PATRICK LYNCH, UNMARRIED	SAME ADDRESS	**951 PERCY WARNER BLVD. NASHVILLE, TN 37205**
		PROPERTY ADDRESS: **951 PERCY WARNER BLVD. NASHVILLE, TN 37205**

MAP PARCEL NUMBER
129-12-37

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **MRS. C.E. BERRY, AS EXECUTRIX OF THE ESTATE OF HELEN F. ESCHBACH** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **THOMAS PATRICK LYNCH, UNMARRIED** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 231 ON THE REVISED PLAN OF WARNER PARK VALLEY, SECTION I, AS OF RECORD IN BOOK 3600, PAGES 12, 13, AND 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 231 FRONTS 104 FEET ON THE WESTERLY SIDE OF PERCY WARNER BOULEVARD AND EXTENDS BACK 195.9 FEET ON THE NORTHERLY LINE AND 171.75 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 109 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO HELEN F. ESCHBACH BY WARRANTY DEED OF JOSEPH S. DUNCAN AND WIFE, MARGIE DUNCAN DATED JULY 15, 1971 AND RECORDED JULY 15, 1971 IN BOOK 4520, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID HELEN F. ESCHBACH HAVING SINCE DIED ON AUGUST 12, 2004.

This property is known as 951 PERCY WARNER BLVD., NASHVILLE, TN 37205

This property is subject to all matters shown on the Plat of record in Book 3600, Pages 12, 13 and 14 and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 4th day of November, 2004

The Estate of Helen F. Eschbach

By: _____
Mrs. C.E. Berry, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 4th day of November, 2004, before me, personally appeared Mrs. C.E. Berry as Executrix of The Estate of Helen F. Eschbach, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

_____