This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0530.PDF

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Send Tax Bills To:
Charles P. Flynn & Amy B. Flynn
2314 Woodmont Blvd
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/14/05 10:39 2 pgs
Fees:13.00 Taxes:194.25
20050214-0016392

New Owner is:
Charles P. Flynn & Amy B. Flynn
2413 Cruzen St.
Nashville, TN 37211

MAP& PARCEL: 118-8-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Aaron T. Walker and wife, Robin Walker**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles P. Flynn and wife, Amy B. Flynn**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 196 on the Plan of Grandview Heights Subdivision, as of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Aaron T. Walker and wife, Robin Walker from Roblyn Properties, LLC by Quitclaim Deed dated November 3, 2004 and recorded November 17, 2004 in Instrument No. 200411170137862, Register's Office for Davidson County. Also conveyed to Roblyn Properties, LLC from Roblyn Properties, a Tennessee General Partnership by Quitclaim Deed dated August 25, 2000 and recorded August 30, 2000 in Instrument No. 20000830-0085666, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of February, 2005.

GRANTOR:

Aaron T. Walker

Robin Walker

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Aaron T. Walker and wife, Robin Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of February, 2005.

Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Affiant

SWORN TO and subscribed before me this 11th day of February, 2005.

NOTARY PUBLIC

My commission expires:

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP. 10/22/05