THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
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20050308-0025671

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($315,000.00), the receipt of which is hereby acknowledged, WE, **MICHAEL E. LYNCH and wife, ERIN M. LYNCH, ("Grantors")**, have bargained and sold, and by these presents do transfer, convey and warrant unto **GEORGE D. THOMAS, III, and wife, LESLEY THOMAS, ("Grantees"),** their heirs and assigns, a certain tracts or parcels of land located in Davidson County, Tennessee and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section One, Pine Forest of record in Book 9700, Pages 712 and 713, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael E. Lynch and wife, Erin M. Lynch, by Warranty Deed from Joseph R. Rogoski, Jr., and wife, Shelley R. Rogoski, of record in Instrument No. 20020304-0026775, said Register's Office..

This conveyance is subject to the declaration of covenants, conditions and restrictions of record in Book 11072, page 248, as supplemented in Book 11515, page 987, said Register's Office.

This conveyance is further subject to the charter of Pine Forest Homeowners Association, Inc., of record in Book 11092, page 155, said Register's Office.

This conveyance is subject to a Quitclaim Deed for common area and open space of record in Book 11318, page 919, said Register's Office.

This conveyance is additionally subject to all matters shown on the plan of record in Book 9700, pages 712 and 713, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 4th day of MARCH, 2005.

MICHAEL E. LYNCH

ERIN M. LYNCH

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4TH day of MARCH, 2005, before me personally appeared **MICHAEL E. LYNCH and ERIN M. LYNCH,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 4TH day of MARCH, 2005.

NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My Commission Expires: 2-20-2007

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 4TH day of MARCH, 2005.

NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My commission Expires: 2-20-2007

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THIS IS IMPROVED PROPERTY KNOWN AS:
8008 Pine Forest Drive, Nashville, TN 37211

MAP - 128 **GROUP** - 10 A **PARCEL** - 25.00CO **FIELD BOOK**- 9D-83915

ADDRESS OF NEW OWNER:
George Thomas and wife, Lesley Thomas
8008 Pine Forest Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Same