PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of March, 2005, by and between ANTHONY D. LYNCH and LORI D. LYNCH, HUSBAND AND WIFE, hereinafter called Grantors, and RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ANTHONY D. LYNCH and LORI D. LYNCH, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 826 EAST MEADE AVENUE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

ANTHONY D. LYNCH
Signature of Seller

LORI D. LYNCH
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/04/05 10:05 3 pg:
Fees:18.00 Taxes:306.36

20050404-0036039

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ANTHONY D. LYNCH and JORI D. LYNCH, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this **31st** day of March, 2005.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

RICHARD E. ZIMMER and DIANA G. ZIMMER, HUSBAND AND WIFE

826 EAST MEADE AVENUE
MADISON, TENNESSEE 37115

Property Address:

826 EAST MEADE AVENUE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

AMERICAN HOME MORTGAGE
P.O. BOX 3050
COLUMBIA, MARYLAND 21045-6050

Map & Parcel #: MAP 051-04, PARCEL 137.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$82800** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **March, 2005.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7577

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 7 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 7 fronts 60 feet on the westerly side of East Meade Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Anthony D. Lynch and Lori D. Lynch, by Warranty Deed from Richard T. Dalton, of record at Instrument Number 20000908-0088982, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 051-04, PARCEL 137.00). 2004 Davidson County Real Property Taxes are PAID in the amount of $736.32 (MAP 051-04, PARCEL 137.00).

2. All matters as set forth on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.