Davidson County DEEDWARR
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Prepared by and Recording Requested by:
Smith Bray & Associates, PC
6799 Great Oaks Road, Suite 110
Memphis, TN 38138

Map 43-5

Parcel 34

WARRANTY DEED

Owner & Property Address:	*	Mail Tax Statement to:
LYNN COMMERCIAL	*	M.C. and Sandra Lynn
REAL ESTATE, LLC	*	5480 Dividing Ridge Road
721 Gallatin Road	*	Goodlettsville, TN 37073
Madison, TN 37115	*	

The GRANTORS, M. C. LYNN and SANDRA K. LYNN, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

> LYNN COMMERCIAL REAL ESTATE, LLC, A Wyoming Close Limited Liability Company.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 6 on the plan of Madison Annex Subdivision of record in Book 843, page 32, Register's Office for said County.
>
> Said Lot No. 6 fronts 100 feet on the westerly side of Gallatin Road and runs back 321 feet on the northerly line and 337 feet on the southerly line to the right of way of the L & N Railroad and measures 101 feet thereon.
>
> Being the same property conveyed to M. C. LYNN and SANDRA K. LYNN by Warranty Deed of record as recorded in Deed Book 6323, Page 96, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantors do here covenant with said Grantees or any Successor Grantees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEE OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 14 day of March, 2005 by the undersigned.

M. C. LYNN

SANDRA K. LYNN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared M. C. LYNN to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 14 day of March, 2005

DIANNE BRACEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared SANDRA K. LYNN to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 14 day of March, 2005

DIANNE BRACEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 21, 2007

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. '67-4-409(a).

STATE OF TENNESSEE.
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

M. C. LYNN, AFFIANT

Subscribed and sworn to before me this 14 day of March, 2005.

NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES
JULY 21, 2007

DIANNE BRACEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE