This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050585

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR =
Recvd: 10/04/05 14:43 2 pg:
Fees:13.00 Taxes:740.00

20051004-0119487

Send Tax Bills To:
Linda E. James
5924 Robertson Ave.
Nashville, TN 37209

New Owner is: Linda E. James
5924 Robertson Ave.
Nashville, TN 37209

MAP: 91-09
PARCEL: 309.00

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, **David Wayne Lynch, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Linda E. James a single woman**, 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 located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Number 3 on the Plan of Friedii Subdivision of record in Plat Book 8250, Page 464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Wayne Lynch, unmarried by Special Warranty Deed from Federal National Mortgage Association dated 02/19/03, recorded 03/10/03, in Inst#200303100030969, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DWL
Sellers Ints.

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 20th day of September, 2005.

GRANTOR:

David Wayne Lynch

David Wayne Lynch

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David Wayne Lynch** , 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 20th day of September, 2005.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

SWORN TO and subscribed before me this 20th day of September, 2005

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: _____

MY COMMISSION EXPIRES JULY 19, 2008