Record 151

FRANK N. LYNCH, an unmarried person

TO: WARRANTY DEED

JANICE W. LEE, an unmarried person

Davidson County DEEDWARR
Recvd: 12/09/05 15:19 2 pgs
Fees:13.00 Taxes:356.87
20051209-0148513

THIS DEED OF REALTY, executed as of the 7th day of December, 2005, by Grantor, **FRANK N. LYNCH**, an unmarried person, to Grantee, **JANICE W. LEE**, an unmarried person, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

BEING Lot No. 107, on the Plan of Apache Hills Subdivision, as shown by plat of record in Book 3842, Page 155, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 148-15-8.00, on the Maps of the Assessor of Property for Davidson County, Tennessee. This legal description was obtained from the previous deed of record.

This being the same realty conveyed to the herein Grantor by deed of record in Book 8149, Page 266, in the Register's Office for Davidson County, Tennessee.

This property is designated as 4113 Apache Trail, Antioch, Tennessee 37013.

Map & Parcel # 148-15-0-008.00

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2005 taxes which will be paid at closing; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 4179, Page 951, as amended in Book 4221, Page 190, and Book 4454, Page 301, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Frank N Lynch
FRANK N. LYNCH
GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **FRANK N. LYNCH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 8th day of December, 2005.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: October 28, 2009.

Christina M Bartee
Notary Public

Property Owners Name and Address:

Janice W. Lee
4113 Apache Trail
Antioch, TN 37013

Person or Entity Responsible for Payment of Property Taxes:

New owner

STATE OF TENNESSEE, ROBERTSON COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$96,450.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Frank N Lynch
Affiant

Subscribed and sworn to before me this the 8th day of December, 2005.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public (Register of Deeds Davidson County, Tennessee)

My Commission Expires: October 28, 2009.

This Instrument Prepared By:
Christina M. Bartee, Batson, Nolan, Brice & Williamson
105 Fifth Avenue West, Suite 201, Springfield, Tennessee 37172