03

Realty Title 48A

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/29/06 14:56 2 pgs
Fees:13.00 Taxes:606.80
20060329-0035790

W & I Ref:(_____) Title No: 47031
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michelle E. Lynch 141 Morton Mill Circle Nashville, Tennessee 37221	First Farmers and Merchants Bank P.O. Box 1148 Columbia, TN 38402-1148

TAX MAP-PARCEL NUMBERS: 1411200D14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia M. Fleshood, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michelle * Lynch** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
*Elaine

Land in Davidson County, Tennessee, being Unit No. 141 (and driveway serving said unit) on the Plan of Third Revision of Morton Mill Estates of record in Book 7900, page 561 Register's Office for said county to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Virginia M. Fleshood, unmarried by deed from Morton Mill, a Tennessee Corporation of record in Book 8754, page 52, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 561, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 7546, page 145, Book 7936, page 704, Book 8079, page 804, By-Laws in Book 7546, page 154, amended in Book 7936, page 709, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 141 Morton Mill Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 2006.

Virginia M. Fleshood _____

Virginia M. Fleshood

State of TENNESSEE

County of DAVIDSON

On this 23rd day of March, 2006 , before me the undersigned authority, personally appeared Virginia M. Fleshood , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Sworn and subscribed before me this the 23rd day of March, 2006

Notary Public

My Commission Expires: 7/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN