Davidson County DEEDWARR
Recvd: 05/24/06 14:34 2 pgs
Fees:13.00 Taxes:1080.40

20060524-0061136

State of Tennessee)
County of Davidson)



The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2006.

Notary Public:

My Commission Expires: 3-30-2010

WARRANTY DEED

File #43

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Martin W. Lynds and Stacia G. Lynds 1811 Fatherland Street Nashville, TN 37206	New Owner	83-14-148

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **George W. Acker and wife, Ronda Acker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Martin W. Lynds and wife, Stacia G. Lynds**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot 37, Block B, Priest Home Place Subdivision, as recorded in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to George W. Acker by Warranty Deed from John H. Cate and wife, Stephanie Gilboy, dated November 28, 2001, recorded November 28, 2001, of record in Instrument Number 20011128-0130216, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $2,407.14 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 1811 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 19th day of May, 2006.

George W. Acker

Ronda Acker

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **George W. Acker and Ronda Acker**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of May, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075