BOX 13
# 11807

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24868B

Davidson County DEEDWARR
Recvd: 08/02/06 15:14 3 pgs
Fees:18.00 Taxes:715.94
20060802-0094268

**MAP/GROUP/PARCEL: P/O** 052-06-0/083.00

**NEW OWNER'S NAME AND ADDRESS:**
ANDREW LUSK
716 TAHLENA AVENUE
MADISON, TN 37115

**SEND TAX BILLS TO:**
~~New Owner~~ Provident Funding Associates, LP.
1101 Kermit Ave, Ste 607
Nashville, TN. 37217

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RONETTE LYNCH JONES, A MARRIED WOMAN, and LYNETTE LYNCH KOON, A MARRIED WOMAN, and RONALD JAMES LYNCH, A MARRIED MAN, hereinafter called Grantors, do hereby transfer and convey unto, ANDREW LUSK, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
BEING THE NORTHERLY 50 FEET OF LOT NO. 72 ON THE MAP OF THE MADISON HEIGHTS SUBDIVISION OF RECORD IN BOOK 1424, PAGE 6, (ERRONEOUSLY STATED AS BOOK 974, PAGE 65 IN PREVIOUS DEED) REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 72 FRONTS 50 FEET ON THE WESTERLY SIDE OF TAHLENA AVENUE, AND RUNS BACK ON THE NORTHERLY SIDE 337.9 FEET, AND ON THE SOUTHERLY SIDE 329.1 FEET TO A DEAD LINE MEASURING 50.5 FEET THEREON.

TRACT 2:
BEING LOT NO. 73, ON THE MAP OF MADISON HEIGHTS SUBDIVISION AS OF RECORD IN BOOK 1424, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 73 FRONTS 100 FEET ON THE WEST SIDE OF TAHLENA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 354.6 FEET ON THE NORTH LINE AND 337.9 FEET ON THE SOUTH LINE TO A DEAD LINE ON WHICH IS MEASURES 101.1 FEET.

The subject property is improved property known as 716 TAHLENA AVENUE, MADISON, TN 37115.

BEING part of the same property conveyed to Grantors herein by Quitclaim deed of record in Book 10200, Page 321, and originally in Book 9910, Page 900, and Book 9898, Page 50, and Book 4218, Page 699, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with 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 restrictions and easements 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.

RONETTE LYNCH JONES

LYNETTE LYNCH KOON
BY: RONETTE LYNCH JONES, ATTORNEY-IN-FACT

RONALD JAMES LYNCH
BY: RONETTE LYNCH JONES, ATTORNEY-IN-FACT

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, RONETTE LYNCH JONES, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

BEFORE me, the undersigned a Notary Public in and for said County and State, personally appeared Ronette Lynch Jones, to me known to be the person who executed the foregoing instrument in behalf of Lynette Lynch Koon, and acknowledged that she executed the same as the free act and deed of the said Lynette Lynch Koon, pursuant to a Power of Attorney which appears of record in Record Book *, Page _____, in the Register's Office of Davidson County, Tennessee. * 20060802-0094267

Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, the undersigned, a Notary Public in and for said County and STate, personally appeared Ronette Lynch Jones, to me known to be the person who executed the foregoing instrument in behalf of Ronald James Lynch, and acknowledged that she executed the same as the free act and deed of the said Ronald James Lynch, pursuant to a Power of Attorney which appears of record in Record Book * _____, Page _____, in the Register's Office of Sumner County, Tennessee. * 20060803-0094266

WITNESS my hand and official seal at Hendersonville, Tennessee, this 26th day of July, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value whichever is greater for this transfer is $193,496.00.

_____
AFFIANT

Sworn to and subscribed before me, this the 26th day of July, 2006.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

Victor Hazelwood
Notary Public
TENNESSEE
Davidson County