File Box 30

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $217,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January 2007.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 02/06/07 16:10 2 pgs
Fees:13.00 Taxes:802.90
20070206-0015796

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Address of New Owner: Mark Lynn
210 Hearthstone Manor Lane Unit 70
Brentwood TN 37027-0000

Send Tax Bills to: New Owner

Tax Information 160150A7000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Maryanne M. Mobley, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark Lynn, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 70 on the Plan of Hearthstone Manor Phase IV a Planned Unit Development as of record in Book 6250 Page 990 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maryanne M. Mobley by deed from Joseph S. Pollman and wife, Mary G. Pollman, of record in Instrument No. 20010702-0070055 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Hearthstone Manor of record in Book 6250 Page 990, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 5409 page 485 and amended in Book 6424 page 839; Book 6600 Page 3; Book 6884 page 251; Book 6916 Page 230 and re-recorded in Book 7393 page 749; Book 7398 page 907; Book 7403 page 563 and Instrument No. 20060510-0054690 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Hearthstone Manor Homeowners Association of record in Book 7403 Page 568

This property is improved property known as 210 Hearthstone Manor Lane Unit 70, Brentwood, Tennessee 37027-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons

whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of January, 2007.

Maryanne M. Mobley

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 Maryanne M. Mobley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2007.

Notary Public

My Commission expires: 4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1565