Davidson County DEEDWARR
Recvd: 02/27/07 10:45 2 pgs
Fees:13.00 Taxes:603.10
20070227-0024089

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2007.

Notary Public

My commission expires: 9/20/08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James N. Lynch	Regions Mortgage 2050 Pkwy. Off. Circle	MAP 142-05-A Parcel 141.00 CO
610 Plantation Court	Birmingham, AL. 35244	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,
Lillian Ford

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James N. Lynch and wife, Cheryl D. Lynch

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit nok. X-3, together with the Carport designated No. X-3-C in River Plantation , Section Two, a Condominium, a Horizontal Property Regime located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of record in Book 4460, pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, page 374, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Lillian Ford by deed from Mary Richards and husband, Gerald W. Richards of record in Book 6671, page 814, said Register's Office, dated Setepbmer 24, 1985.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (__x__) unimproved (____) property known as 610 Plantation Court, Nashville, TN 37221.
MAP 142-05-A, Parcel 141.00 CO
is the parcel identification number assigned to the property by the county tax assessor's office.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/OUR HANDS EFFECTIVE AS OFFebruary 23, 2007:

Lillian P. Ford by Christine P. Browning atty-in-fact
Lillian Ford

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Lillian Ford, the within named Grantor(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, at office, this the 23rd day of February, 2007.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

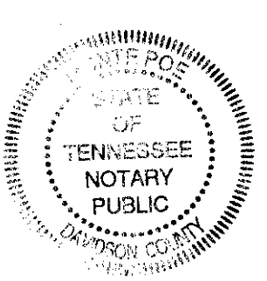
ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Christine P. Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for Lillian Ford, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of February, 2007.

Notary Public

My Commission Expires: 9-20-08



20071059M